



Jasper County Planning Department

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

Jasper County Planning Commission

AGENDA

May 16, 2023
6:00 PM

Virtual Meeting

Watch Live via YouTube @

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: April 11, 2023

New Business:

A. Road Name Petition – Willy’s Way

Discussion:

A. Ordinance Considerations for Warehouse, Distribution, and Logistics
B. Open Discussion

Adjourn

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
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**Minutes of the April 11, 2023
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Mr. Randy Waite Vice-Chairman; Dr. Earl Bostick, Sr.; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Art Rothenberg.

Staff Present: Ms. Lisa Wagner

Others Present: Mr. James Ware and Mr. John Binder

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

Call to Order: Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Dr. Bostick.

Approval of Agenda: Mr. Waite moved to approve the Agenda as published, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

Approval of February 14, 2023, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of February 14, 2023, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

New Business:

Road Name Petition – Slater Oaks Road: Chairman Pinckney said this application is for a new subdivision, and the proposed road name has no conflicts with any other road name. The Commission Members had no concerns. **Mr. Rothenberg moved to approve the Petition to name the road Slater Oaks Road, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the petition.**

Zoning Map Amendment – General Commercial, Tax Map Number – 6-acre portion of 029-00-02-028: Ms. Wagner read the Description, Analysis, and Staff Recommendations portion of the Staff Report for this project. She said the Applicant, James Ware, reached out to the City of Hardeeville about annexation prior to applying for a zoning change and was told that the property was not adjacent to the City. Mr. Ware said that he would like to build a warehouse on the property to provide space for a contractor of some sort.

Dr. Butler asked for clarification about the parcel, site map, zoning, and location of adjacent property and adjacent zoning. Ms. Wagner provided visual maps to clarify. Dr. Butler doesn't think commercial buildings fit in with the surrounding residential area and said she is concerned about this area becoming commercialized. Ms. Ferguson agreed

that commercial has no place in residential areas. Dr. Bostick asked about existing commercial buildings in the area and agreed that it is spot zoning. Mr. Rothenberg said there are a lot of residences in this area, and he thinks a six-acre commercial parcel is not compatible with the community.

Mr. Pinckney asked Ms. Wagner what the City of Hardeeville said about the property and why it is not supported by the Comprehensive Plan. Ms. Wagner said the City of Hardeeville said the subject property is not adjacent to the City so it can not be annexed. She said the Comprehensive Plan identifies this area as Urban Transition and recommends working with the municipality for annexation in these areas when new development is proposed. In addition, re-zoning of this parcel would be spot zoning because no other commercial zoning exists. Mr. Waite agrees that re-zoning a single parcel would not be appropriate, but he thinks re-zoning all of the parcels that are currently being used as commercial in the surrounding area may be appropriate to fit their current use. Ms. Wagner agreed, she thinks the applicant should try to work with neighboring property owners as a group effort and would lean more toward Community Commercial than General Commercial for this area. Chairman Pinckney suggested they consider all the allowed uses before they decide to zone it General Commercial. Dr. Bostick suggested the applicant try to get the neighboring property owners to annex into the City of Hardeeville for their own benefit and then the subject property could be annexed also. Chairman Pinckney informed the applicant that if his application is denied, he would not be able to re-apply for a year and he told the applicant he could withdraw his application if he wanted to avoid the 1 year wait.

Mr. Binder pointed out that there are other commercial properties in the area and believes that many more are coming. He stated that there are active businesses on either side of the property and feels like commercial makes sense in this area. Mr. Ware asked if the Commissioners are opposed to General Commercial would they be open to something else like Community Commercial. Chairman Pinckney said yes, which is why he offered for him to withdraw so he didn't have to wait 1 year to re-apply. Ms. Wagner reiterated that she thinks it should be a group effort with surrounding business owners. Mr. Waite agreed and thought it would be in the best interest of all of the property owners. Dr. Butler asked if the existing businesses would meet criteria for Community Commercial, she does not think it's an appropriate area for General Commercial. There was discussion about the current businesses there and after some discussion, it was determined that there is a roofing company, an electrical supply/contractor, a forklift company, and a cabinet warehouse.

Mr. Ware said he would withdraw his application if the Commissioners thought that was best and will try to work with the neighboring businesses to re-submit the application for Community Commercial as a group effort. Dr. Bostick asked which zoning designation would best fit the business owners' needs while protecting the community at the same time. Ms. Wagner said Community Commercial offers a wide array of uses that support a residential community and she thinks that would be best. There was discussion about which types of uses would fit under Community Commercial. Ms. Wagner said specialty trade contractors along with retail uses are allowed in Community Commercial, but no type of general contractors or heavy contractors, and no manufacturing or pre-fabrication is allowed in Community Commercial. Mr. Pinckney recommends following the Comprehensive Plan and have those parcels annexed into the City of Hardeeville. Dr. Butler asked if the businesses operating in the area are licensed and Ms. Wagner said she does not have access to the Business Licenses but would imagine they are since they went through the zoning process and have existed for many years. Mr. Ware withdrew his application. **Mr. Waite moved to withdraw the application, seconded by Mr. Jenkins. The Commission Members voted in favor of the motion with Dr. Butler opposing the motion.**

Zoning Map Amendment – Community Commercial, Tax Map Number - .74-acre portion of 015-01-00-012: Chairman Pinckney recused himself from this portion of the meeting and turned the floor over to Vice-Chairman Waite. Ms. Wagner read the Description, Analysis, and Staff Recommendation portion of the Staff Report for this project and referred to pictures attached to the Staff Report. Mr. Jenkins asked for clarification regarding building use and Ms.

Wagner said it would be a Community Event Space for reunions, weddings, celebrations, etc. Mr. Jenkins expressed concern about the possibility of serving alcohol. Ms. Wagner said they would not be able to get a license for onsite consumption of alcohol (like a bar or club) because of the proximity to residences and a church. She said if they are not selling alcohol, they would not need a license; however, it would be recommended for the property owner to get insurance to protect himself from accidents. The building will be inspected beforehand to make sure everything is up to code. Mr. Rothenberg asked if an Event Center would be allowed in Residential. Ms. Wagner said no. Mr. Rothenberg liked the idea of the Event Center but is concerned that it wouldn't remain that and would end up being used for something else.

Dr. Butler asked for clarification of adjacent properties that are zoned Residential and what was the original use of the building. Dr. Bostick said the building was a printing shop at one time. Ms. Wagner shared a visual map to show the surrounding properties. She said a red zoning sign was placed on the property and a public hearing will be scheduled before the Council. Dr. Butler expressed concern about how the property would be accessed and Ms. Wagner said there is a driveway to the property off School Road. Dr. Bostick asked how far off the highway was originally designated for Community Commercial and if this property is located within that area. Ms. Wagner said using the measuring tool on the GIS, it appears to be approximately 236' to the beginning of the property from Highway 321 and 320' to the back of the property. The original intent was for the Community Commercial District to be 350' in depth.

Ms. Ferguson would like the community to be better informed of what is going on aside from a red sign being posted on the property. Ms. Wagner said once the public hearing is scheduled, a new sign is posted on property advertising the public hearing date, letters are sent out to the community, and the public hearing ad is posted in the newspaper. There was some discussion about if the signs are big enough. Ms. Ferguson suggested mailing a notice to everyone in the community to inform them of possible upcoming changes. There was some discussion about having public hearings at Planning Commission level and if it is even possible. Ms. Wagner said she would like to receive advice from the County Attorney. She said it may require a policy change. Dr. Butler said she believes public hearings should remain with the County Council but agreed that more input from the community is needed in order to make recommendations. **Dr. Bostick moved to forward a favorable recommendation to County Council to change the zoning from Residential to Community Commercial, seconded by Mr. Jenkins. The Commission voted unanimously in favor of the motion.**

Discussion:

Rescheduling of the May 9, 2023, Planning Commission Meeting: Ms. Wagner said she was going to be at a conference for continuing education on May 9, 2023, and would like to re-schedule the May 9th Planning Commission Meeting to May 16, 2023. **Dr. Bostick moved to change the meeting date to May 16, 2023, seconded by Mr. Waite.** Ms. Wagner will revise the online schedule and ask IT to add the revised date to the County's online event calendar.

2022 Annual Reports: Ms. Wagner gave a brief overview of the 2022 Annual Reports for Jasper County Planning Commission, Board of Zoning Appeals, and the Planning & Building Department's permits and fees.

Open Discussion:

Chairman Pinckney turned the floor over to Councilman Kemp. Mr. Kemp said with all the development coming to the County, the Council is trying to stay ahead of issues so he has been designated to go where these projects are proposed and contact the Councilman who represents the specific district where the project is located in an effort to try and come up with a resolution. Mr. Kemp would like to see a public comment option added for more input from the community.

Dr. Bostick agrees with community involvement and requests Ms. Wagner to come up with some ideas and options for the next meeting. Ms. Wagner said when Bailey Park came back to the Planning Commission in February, she sent out 54 letters to the community inviting comments for the Planning Commission Meeting. Dr. Bostick commented that he thinks we need to get back to in person meetings so that there can be more community involvement. Ms. Wagner reminded the Commissioners that she recently set up a county email address for each of the Commissioners and posted it on the County website so that the public can reach out to them as well.

Chairman Pinckney asked about the guidelines that the County Council is using for in-person meetings. Ms. Wagner discussed the guidelines for in-person meetings. After some discussion, it was agreed that the format of future in-person meetings and/or virtual meetings will be determined by Chairman Pinckney and Ms. Wagner, based on the agenda. It was also agreed that the same format used by the County Council for public comments will be used for in-person meetings. **Ms. Ferguson moved that Chairman Pinckney and Ms. Wagner will decide if the future Planning Commission monthly meetings will be in-person or virtual based on the agenda, seconded by Dr. Butler.** The Commission Members voted unanimously in favor.

Mr. Jenkins asked who makes the final decisions on road paving, Ms. Wagner said SCDOT makes that decision on most all paved roads. We do have a Jasper County Transportation Committee and they identify what roads need to be repaired.

Ms. Ferguson asked Ms. Wagner if she received any additional information on complaints and violations, Ms. Wagner said she reached out to Chief Wells but has not received any information. Ms. Ferguson also inquired about requirements for construction sites and cleanup, Ms. Wagner said that a person who sustains damage to their vehicle should contact SCDOT or the company whose employees may have caused the damage to see if they can be reimbursed for any damages.

Mr. Jenkins asked Councilman Kemp about the status of the cleanup of the Waste Management site near Bolan Hall. Ms. Wagner said that she thought it had all been taken care of, she saw a crew grading the mound and all the trash had been removed.

Mr. Pinckney asked Ms. Wagner about the 5-year review of the Comprehensive Plan and when will that begin. Ms. Wagner said there is a new resiliency element from the state that should be incorporated into the Plan, and she recently received a proposal from the Consultant who helped write the Plan, which will include meetings with the Planning Commission. Ms. Wagner is working with Mr. Lucas, Mr. Fulghum, and the Finance Director to get that approved.

Adjourn: Dr. Bostick moved to adjourn, seconded by Dr. Butler. The Commission voted unanimously in favor of the motion. The meeting adjourned at approximately 8:01 p.m.

Respectfully Submitted,



Lisa Wagner



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

Planning Commission Staff Report

Meeting Date:	May 16, 2023
Project:	Road Name Petition
Applicant:	TGS Land Surveying for AG&A, LLC and JASC, LLC
Road Names Proposed:	Willy's Way
Submitted For:	Action

Description: The applicant is requesting that an unnamed road be named Willy's Way. The subject road is a private maintained road serving 6 lots, which are all currently undeveloped and recently approved as an exempt subdivision in accordance with the state law. The subject road is located off of Grady Mixon Road. Emergency Services determined that the road should be named because it is greater than 500' in length and will serve 6 homes in the future. A road name petition was properly filled out 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 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.
- New subdivision roads, whether public or private, shall be named when created through near 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.
- The name of any new road shall not duplicate or be confusingly similar to any other road name already existing in Jasper County.
- All proposed street names shall be submitted to the Jasper County Emergency Services Department and the DSR for recommendation to the Planning Commission for approval.
- 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: In this case, there are not three (3) households located on this road; however, the lots are being sold for future residential home sites. The Fire Marshal has inspected the road and the road meets the International Fire Code for emergency access. Emergency Services has determined that the road should be named to help facilitate public safety and emergency response service. 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. Plat of the properties
3. Road Naming Ordinance
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: TGS Land Surveying DATE: 4-24-23

ADDRESS: P.O. Box 2023
Ridgeland SC 29936

TELEPHONE: 843 726 9117

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

Willy's Way

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: 86

(2) OUR REASONS FOR SELECTING THIS NAME: Commemorate deceased family member of parcel owner; currently no other Jasper Rd. named Willy.

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: From Grays, SC Hwy 3 + US 278, Take Hwy 3 for ± 3.85 miles, Turn left onto Grady Nixon Rd.,

(4) ROAD IS A STATE/COUNTY/PRIVATELY MAINTAINED Privately Maintained Cross Lawtonville Rd, continue on dirt + rock rd., Go ± 0.7 mile, Road is on your Rt.
Plat Book 38 Page 581
Road Maintenance Agreement Book 1122 Page 551

FOR COUNTY USE ONLY:
US HWY # _____ STATE ROAD # _____ COUNTY ROAD # _____

(A) MAP ATTACHED _____

(B) SUGGESTED NAME HAS BEEN CHECKED FOR PHONETIC CONFLICT AND DUPLICATION WITH EXISTING ROAD NAMES _____

Georgia DeLoach 4-25-23 CONFLECT NONCONFLICT
GEORGIA DELOACH JASPER COUNTY 911 COORDINATOR DATE

Russell Wells 4-27-2023 CONFLECT NONCONFLICT
RUSSELL WELLS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE

CHAIRMAN, JASPER COUNTY PLANNING COMMISSION DATE APPROVED DISAPPROVED

CHAIRMAN, JASPER COUNTY COUNCIL DATE APPROVED DISAPPROVED

THE FOLLOWING ARE ALL PROPERTY OWNERS ACCESSED BY THIS ROAD

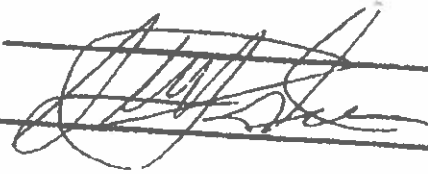
PROPERTY OWNER (PLEASE PRINT) ADDRESS TELEPHONE NUMBER SIGNATURE

AG: A LLC and JAS LLC

PO. Box 1084

Ridgeland SC 29936

843-384-8110

A handwritten signature in black ink, appearing to be 'JAS', written over the signature line.

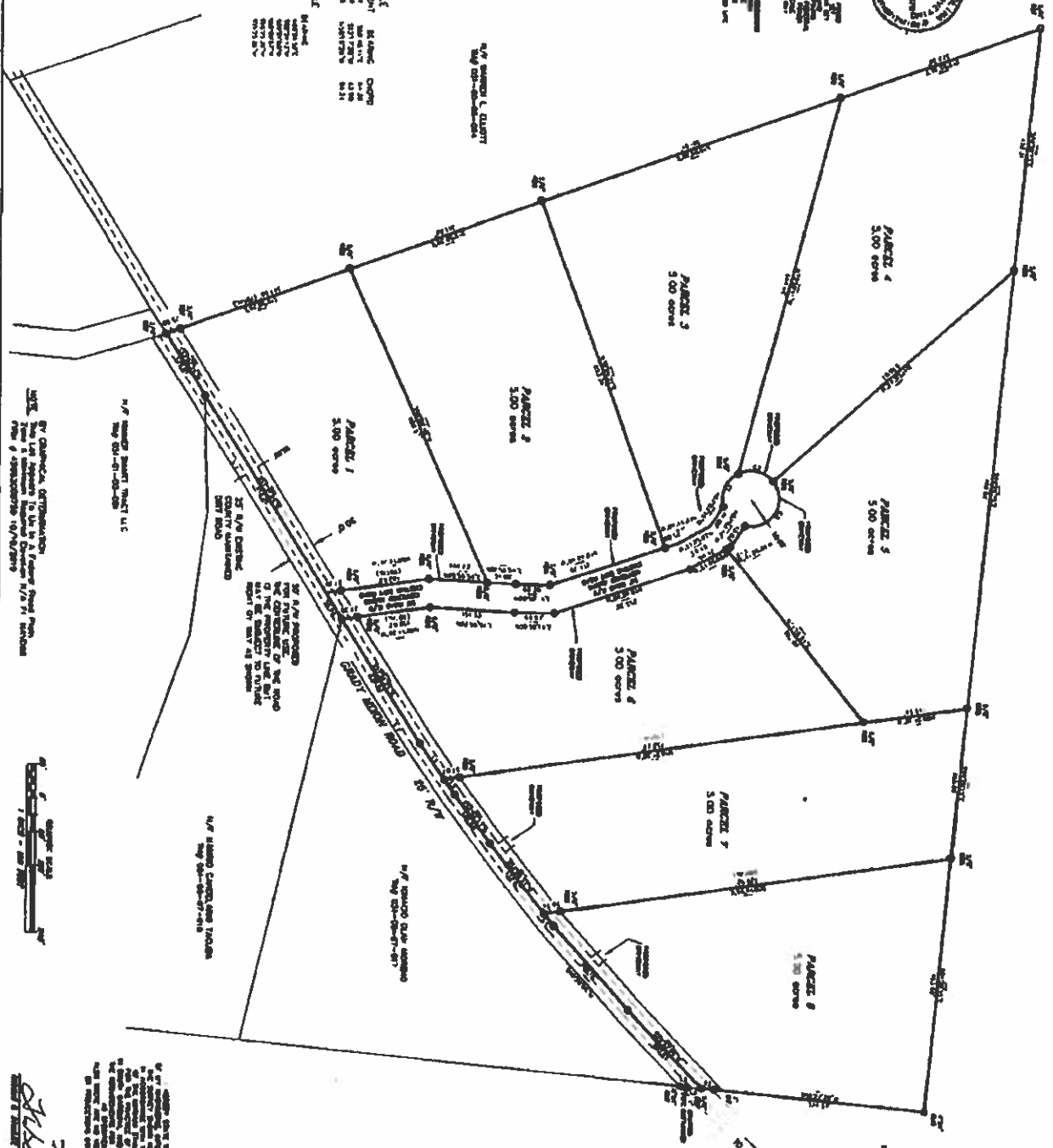
GRID



NOT TO SCALE
ALL DIMENSIONS IN FEET
UNLESS OTHERWISE NOTED
SEE PLAN FOR ALL DIMENSIONS
AND NOTES
DATE: 11/15/11
BY: [Signature]

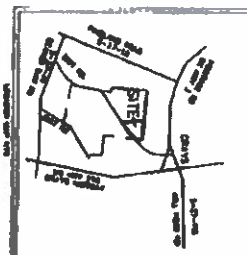
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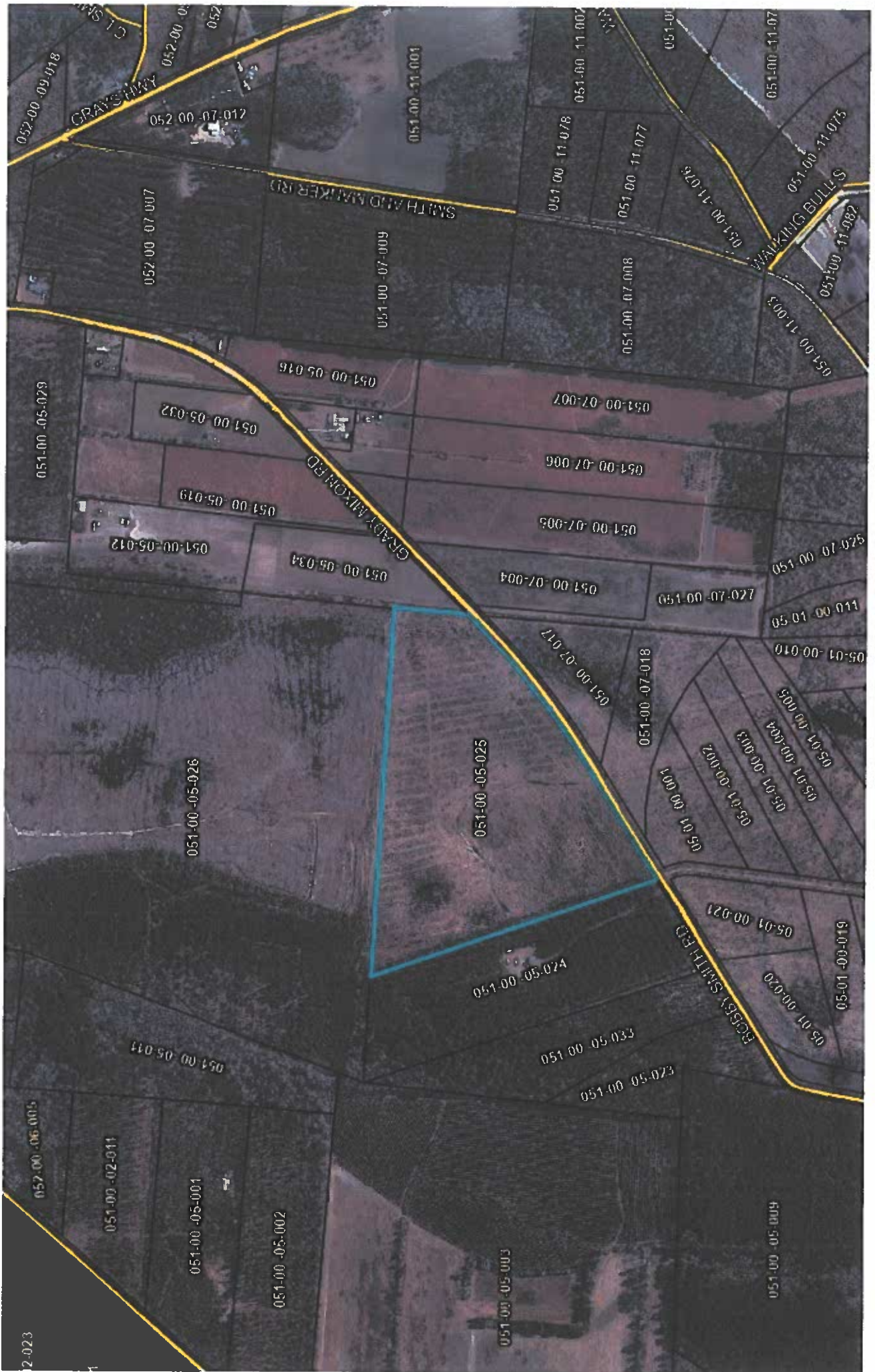
THIS PLAN PREPARED AT THE REQUEST OF
JASC LLC
 A PROPOSED DIVISION OF
 1417 SUEZ & DAYS-01-01-01
 GRAYS AREA, JASPER COUNTY,
 SOUTH CAROLINA

REFERENCE:
 1. PLAN BOOK 28 PAGE 143
 2. DEED BOOK 1115 PAGE 283

THE SET IS SUBJECT TO THE
 REQUIREMENTS OF THE ZONING
 AND DEVELOPMENT REGULATIONS,
 ORDINANCES AND RESOLUTIONS
 OF THE JASPER COUNTY BOARD OF
 ZONING AND DEVELOPMENT
 AND THE JASPER COUNTY BOARD OF
 ZONING AND DEVELOPMENT
 AND THE JASPER COUNTY BOARD OF
 ZONING AND DEVELOPMENT

2.2.2.3
 [Signature]

TCS LAND SURVEYING
 404 S. 10th St.
 ROCKFORD, IL 61089
 Phone: (815) 997-1111



Ordinance Considerations for Warehousing, Distribution, and Logistics

Where should warehousing for distribution and logistics be allowed?

- Conditional use in General Commercial, Mixed Business or Industrial Development
- Designating certain areas only in the Comprehensive Plan and creating a new zoning district

There are different types of warehousing uses to consider:

- **Major Distribution Center** – large-scale regional and/or interstate distribution facility having a minimum gross floor area from 500,000 to more than 1.5 million square feet.
- **Large Fulfillment Center** – a large format regional fulfillment facility having a minimum gross floor area from 150,000 to more than 500,000 square feet. In this category, a medium-sized fulfillment center would average between 250,000 to 350,000 square feet.
- **Last-mile Fulfillment center** – a smaller local or area fulfillment center/facility or station that primarily serves local markets (roughly the same function as retail shopping centers) having a minimum gross floor area from 50,000 to more than 150,000 square feet. This category could include micro/small fulfillment centers of 3,000 to more than 25,000 square feet.

The following definitions should be considered for incorporation into Article 4, *Definitions* of the Zoning Ordinance:

- **Distribution Center** – A warehouse providing logistics services, related to the distribution of goods, which may include labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment. However, these establishments shall always provide warehousing or storage services in addition to any logistic services.
- **Warehouse** – A structure primarily engaged in operating warehousing and storage facilities for general merchandise, refrigerated goods, and other warehouse products. These establishments provide facilities to store goods and do not sell the goods they handle. These establishments take responsibility for storing the goods and keeping them secure.

Conditions to Consider:

Should the following conditions be for warehouses that are over 50,000s.f., 60,000 s.f., 75,000s.f. or 100,000 s.f. or apply to all. For purpose of size and scale, The Hardeeville Walmart is approximately 140,000 s.f., the Publix is approximately 45,000 s.f. The Coca Cola distribution building at Cypress Ridge is approximately 42,000 s.f. and the most recent Jasper County Spec Building is 55,000 s.f.

1. Special Dimensional Requirements for Warehouses

- a. The total maximum impervious coverage shall be 55%.
- b. Where the footprint of the proposed principal warehouse structure is greater than 100,000 square feet:
 - i. The minimum lot area shall be 10 acres.
 - ii. All access points shall be a minimum of 1,000 feet from any dwelling.
 - iii. All drive aisles, loading/unloading areas, and parking areas intended for use by tractor trailers as well as outdoor storage areas shall be a minimum of 250 feet from any dwelling.

2. Buffer Yards

- a. A one-hundred-foot-wide buffer yard shall be provided along the entire length of the street frontage of any property upon which a warehouse is located. Further, a one-hundred-foot-wide buffer yard shall be provided along any property line which abuts a residential or agricultural zoning district or an existing residential use, or environmentally sensitive area.
- b. The buffer yard shall be measured from the property line or street right-of-way line. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.
- c. The buffer yard shall be a landscaped area free of roads, sidewalks, driveways other than primary access(es), parking lots, storage, buildings, and structures of any kind, except for emergency access roads or pathways and/or sidewalks as may be required by County ordinances or fire or safety regulations.
- d. The buffer yard shall be landscaped with evergreen trees, deciduous trees, flowering trees, and shrubs of types resistant to diesel exhaust.
- e. All areas of the buffer yard not covered with plantings shall be covered by a well-maintained, all-season vegetative ground cover such as grass.
- f. Earthen berms shall be constructed within buffer yards in accordance with Section (3), Berm Requirements, herein.
- g. Minimum planting requirements in Buffer Yards:

- i. Trees and shrubs shall be planted in the following minimum quantities per 100 lineal feet of buffer yard, as measured parallel to the buffer yard.
 - (1) Ten evergreen trees.
 - (2) Five deciduous trees.
 - (3) Three flowering trees.
 - (4) Ten shrubs.
- ii. This Landscaping shall be provided in addition to any landscaping required by other County Regulations
- iii. Planting shall be arranged so as to provide a complete visual screen of the warehouse of at least 14 feet in height (measured in addition to the height of the berm) within three years.
- iv. The plantings shall be arranged on the outside (non-warehouse side) and top of the berm.
- v. Evergreen trees shall have a minimum height of eight (8) feet. Deciduous trees shall have a minimum trunk caliper of two (2) inches measured three feet above the top of the root ball and a minimum height of twelve (12) feet. Flowering trees shall have a minimum height of seven (7) feet. Shrubs shall have a minimum height of thirty (30) inches. Minimum heights shall be as measured from finished grade at the time of planting.

Berm Requirements

- a. A raised earthen berm shall be constructed along the entire length of the street frontage of any property upon which a warehouse is located. Further, a berm shall be constructed along any property line which abuts a residential or agricultural zoning district or an existing residential use.
- b. The berm shall have a minimum average height of 14 feet measured above existing grade on the outside (non-warehouse side) of the berm. The berm shall not have a completely continuous height but shall vary in height by one or two feet along the length of the berm.
- c. The berm shall have a maximum side slope of three feet horizontal to one foot vertical.
- d. The berm shall have a minimum top width of 10 feet.

Other Requirements

- a. All access points for all warehouses shall have access to major streets.
- b. Idling Restrictions. The use shall include site features, amenities, and/or signage to ensure compliance with SC Code Section 56-35-20 of 2018 as amended.
- c. The use shall comply with the Manufacturing Use Standards set forth in Article 16 of the Jasper County Zoning Ordinance.
- d. Drone operations shall be limited to the hours between 7:00 AM and 9:00 PM and between sunrise and sunset, whichever is more restrictive.
- e. Driveways, walkways, and parking, staging, and loading areas shall be designed to minimize potential conflicts between cars, trucks, and pedestrians internal to the site and at access points to adjacent roadways.
- f. Traffic Study. Applicant shall provide a Traffic Study prepared by a professional engineer, licensed in the State of South Carolina. The final scope of the study shall be subject to approval by Jasper County and SCDOT if the project will impact a State highway.
- g. Off-street parking, loading, and staging spaces and loading docks are required as follows:
 - i. Off-street parking - 1 parking space per 1,000 s.f. for the first 20,000 s.f. plus 1 parking space per 4,000 s.f.
 - * A minimum of five (5) percent of required truck staging spaces shall be reserved for outbound trucks which are required to layover or rest due to hours of service regulations. Such spaces must be accessible during and after the facility's operating hours as necessary.
 - iii. Loading spaces – One (1) 12-ft. x 75-ft. truck loading space for every one (1) loading dock.
 - iv. Loading docks – The minimum number of loading docks shall be determined using the following calculation:

Number of trucks per hour (at the peak hour of the use) x Turnaround time per truck (in hours) = Number of required docks.

The number of docks determined by the above formula shall be rounded up to the next whole number.

By way of example: 17 trucks are required to be serviced during the peak hour of use, each requiring 45 minutes (0.75 hours) to service. This equates to 17 trucks per hour x 0.75 hours per truck = 12.75 docks required, rounded up to 13 docks.

* In the event that a particular tenant has not been identified for the facility, a minimum of one (1) loading dock shall be provided per 5,000 square feet of building gross floor area.

- h. Driveways and internal drive aisles shall be designed with adequate widths and turning radii to allow tractor trailers to complete turning maneuvers while remaining within their designated travel lanes. Turning templates shall be provided for all anticipated vehicle types and routes.
- i. Truck drivers shall be instructed as to the acceptable travel routes (relative to the class of vehicle) between the facility and the nearest arterial roads by way of on-site and off-site signage and other appropriate means as necessary.
- j. An exterior access stair tower shall be provided to allow public safety personnel direct emergency access to the roof of the building from the ground level. Steps, guiderails, handrails, brackets, gates, and other components shall meet or exceed applicable Uniform Construction Code and Occupational Safety and Health Administration (OSHA) standards. The final location and specifications for the exterior access stair tower shall be subject to review and approval by the Jasper County-Fire Marshal.
- k. Commercial Knox Boxes are required to provide public safety personnel access to any secured areas of the site, the principal building structure, and any accessory structures. The final location(s) and specifications for Knox Boxes shall be subject to review and approval by the Jasper County Fire Marshal.
- l. When submitting a conditional use application, the applicant shall provide a written Narrative, and additional supporting information, documentation, studies, and reports as necessary or required below, containing detailed descriptions of the proposed use and substantive evidence demonstrating consistency of the proposed use relative to each of the following topics:
 - i. The nature of all activities and operations to be conducted on the site, the types of materials to be stored, the duration of storage of materials, and the methods for disposal of any surplus or damaged materials. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with applicable state and federal regulations.
 - ii. Hours of operation and the times and frequency of deliveries, distributions and/or restocking.
 - iii. The general scale of the operation, in terms of its market area, specific floor space requirements for each activity, and the total number of employees on each shift.
 - iv. Consistency of the proposed use with each of the general standards for a Conditional Use as set forth in Section _____.
 - v. Consistency of the proposed use with the Manufacturing Use Standards set forth in Article 16 of the Jasper County Zoning Ordinance relative to any environmental or

other impacts (e.g. vibration, noise, air pollution, odors, smoke, dust, glare, electrical disturbance, hazardous materials, etc.) that are likely to result from the use and any specific measures to be employed to mitigate or eliminate any such negative impacts.

- vi. The applicant shall submit a current Environmental Impact Statement for the project and additional evidence as necessary to demonstrate that no endangered species will be negatively impacted by the proposed development.
- vii. The applicant shall submit a traffic study as required elsewhere herein.
- viii. Adequacy of the number, size, and location of loading and staging spaces provided for trucks to accommodate the expected demand generated by the use, including both pre-loading and post-loading activities.
- ix. Adequacy of off-street staging spaces available for tractor trailers arriving during non-business hours to prevent vehicles from parking on public streets while waiting to access the facility.
- x. Adequacy of off-street staging spaces available at facility entrances to prevent vehicles from queueing on public streets while waiting to access the facility.
- xi. The applicant shall submit a truck routing map identifying anticipated routes to and from the proposed facility consistent with truck routing signage and trip distribution data presented in the traffic study as required elsewhere herein.

Ordinance Considerations for Truck Terminals

- Conditional use in General Commercial, Mixed Business or Industrial Development
- Should this be limited to a certain size? For example, not to exceed 10 acres

The following definitions should be considered for incorporation into Article 4, *Definitions* of the Zoning Ordinance:

- **Truck Terminal** – A facility where trucks load, unload, store, or transfer cargo or containers and are not accessory to another use on the premises.

1. Impervious Surface

- a. The total maximum impervious coverage shall be 55%.

2. Buffer Yards

- a. A fifty-foot-wide buffer yard shall be provided along the entire length of the street frontage of any property upon which a truck terminal is located. Further, a fifty-foot-wide buffer yard shall be provided along any property line which abuts a residential or agricultural zoning district or an existing residential use, or environmentally sensitive area.
- b. The buffer yard shall be measured from the property line or street right-of-way line. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.
- c. The buffer yard shall be a landscaped area free of roads, sidewalks, driveways other than primary access(es), parking lots, storage, buildings, and structures of any kind, except for emergency access roads or pathways and/or sidewalks as may be required by County ordinances or fire or safety regulations.
- d. The buffer yard shall be landscaped with evergreen trees, deciduous trees, flowering trees, and shrubs of types resistant to diesel exhaust.
- e. All areas of the buffer yard not covered with plantings shall be covered by a well-maintained, all-season vegetative ground cover such as grass.
- f. Earthen berms shall be constructed within buffer yards in accordance with Section (3), Berm Requirements, herein.
- g. Minimum planting requirements in Buffer Yards:

- i. Trees and shrubs shall be planted in the following minimum quantities per 100 lineal feet of buffer yard, as measured parallel to the buffer yard.
 - (1) Two evergreen trees.
 - (2) Two deciduous trees.
 - (3) Three flowering trees.
 - (4) Ten shrubs.
- ii. This Landscaping shall be provided in addition to any landscaping required by other County Regulations
- iii. Planting shall be arranged so as to provide a visual screen of the truck terminal, at least 12 feet in height (measured in addition to the height of the berm) within three years.
- iv. The plantings shall be arranged on the outside and top of the berm.
- v. Evergreen trees shall have a minimum height of eight (8) feet. Deciduous trees shall have a minimum trunk caliper of two (2) inches measured three feet above the top of the root ball and a minimum height of twelve (12) feet. Flowering trees shall have a minimum height of seven (7) feet. Shrubs shall have a minimum height of thirty (30) inches. Minimum heights shall be as measured from finished grade at the time of planting.

3. Berm Requirements

- a. A raised earthen berm shall be constructed along the entire length of the street frontage of any property upon which a truck terminal is located. Further, a berm shall be constructed along any property line which abuts a residential or agricultural zoning district or an existing residential use.
- b. The berm shall have a minimum average height of 6 feet measured above existing grade on the outside of the berm. The berm shall not have a completely continuous height but shall vary in height by one or two feet along the length of the berm.
- c. The berm shall have a maximum side slope of three feet horizontal to one foot vertical.
- d. The berm shall have a minimum top width of 5 feet.

4. Other Requirements

- a. Containers stored on property shall not be stacked.

- b. All access points for all warehouses shall have access to major streets.
- c. Idling Restrictions. The use shall include site features, amenities, and/or signage to ensure compliance with SC Code Section 56-35-20 of 2018 as amended.
- d. The use shall comply with the Manufacturing Use Standards set forth in Article 16 of the Jasper County Zoning Ordinance.
- e. Traffic Study. Applicant shall provide a Traffic Study prepared by a professional engineer, licensed in the State of South Carolina. The final scope of the study shall be subject to approval by Jasper County and SCDOT if the project will impact a State highway.
- f. Driveways and internal drive aisles shall be designed with adequate widths and turning radii to allow tractor trailers to complete turning maneuvers while remaining within their designated travel lanes. Turning templates shall be provided for all anticipated vehicle types and routes.



Warehouse / Logistics & Industrial Ordinance Provisions

Lower Macungie Township

How to Enact Best Practices & Lessons Learned into Zoning Ordinance?

▶ ADDRESS KNOWN PROBLEMS AND ISSUES

- ▶ 1. Location and process.
- ▶ 2. Unwanted off-site parking, idling, resting and other affects.
- ▶ 3. Minimizing on-lot traffic issues.
- ▶ 4. Mitigate offsite traffic and charge impact fees accordingly.
- ▶ 5. Properly screen / buffer the use to protect abutters.
- ▶ 6. Offset stormwater impacts of the use on site and design to decrease use's footprint.

Location and Process

- ▶ MPC requires allowing for all uses. Define the use and designate where it is appropriate within the community.
- ▶ Limit zoning districts where use is allowed that matches adopted plan(s), or area appropriate for use.
- ▶ Establish Conditional Use process to ensure hearing and provisions/ conditions may be added to a development proposal.

Establishing Amenity Area Requirements:

- ▶ Required rest area parking spaces.
 - ▶ Set a dedicated 5% of truck parking spaces for rest/ idling to provide parking for legally mandated breaks. Ensure electric hook-ups are available.
- ▶ Required lounges with restroom facilities, vending areas, etc.
- ▶ Space amenity areas proportionately to size and scale of the facility.
- ▶ Require adequate queueing/stacking lanes at entrances to avoid backups onto public streets during delivery or pick-up times.
- ▶ Separate passenger vehicle traffic from truck traffic with different entrances, lanes and parking areas. Ensure design avoids mixing traffic.
- ▶ Trails on-site to promote recreation and interconnectivity with the community.

Properly Screen and Buffer to Size and Scale of Proposal

- ▶ Require 50 foot buffer yards filled with berming, evergreen trees, deciduous and flowering trees, shrubs, bushes, ornamental grasses, etc. to fully shield view of use in close proximity and at distance.
- ▶ Creation of a “Class C Buffer” specifically points designers to visual guide and expectation of Township within ordinance and design guidelines.
- ▶ Lighting: Site lighting shall utilize shielding and not produce glare, minimize ambient light, not shine on abutters.

Utilizing Adopted Design Guidelines to Influence Final Product

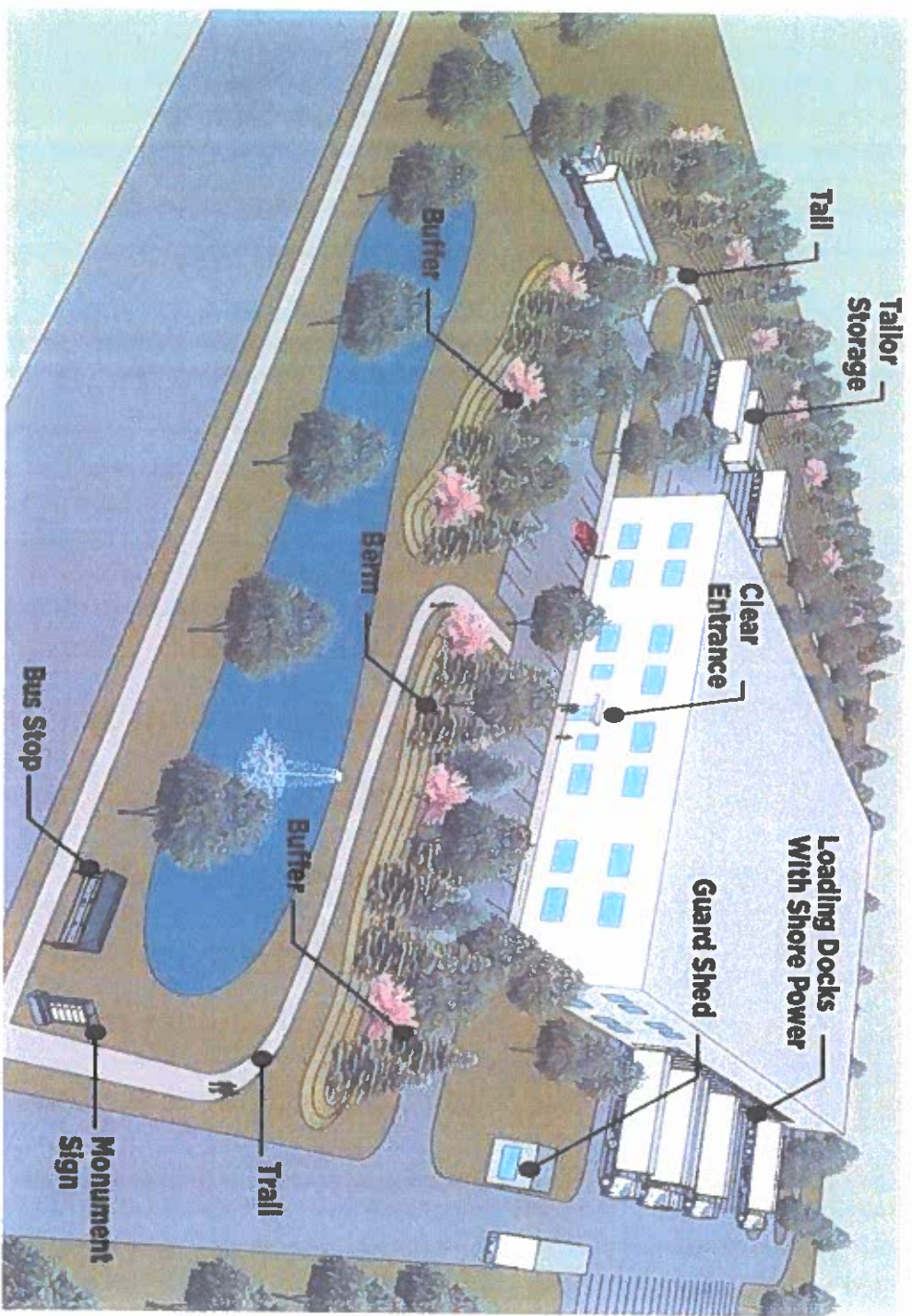


Figure 8A - ORLIC Uses and Light Industrial Uses

Utilizing Adopted Design Guidelines to Influence Final Product

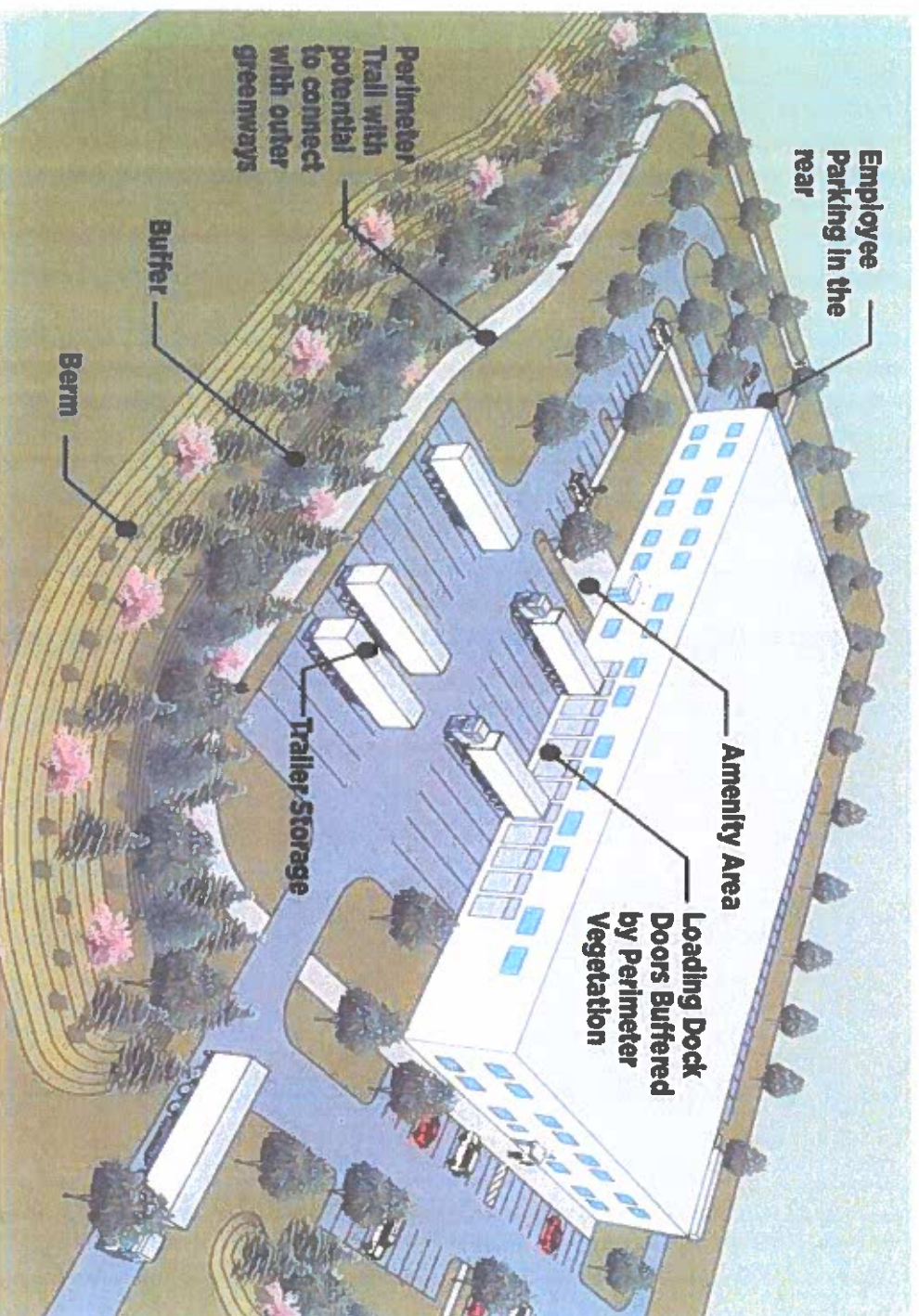


Figure 8B - Warehouses

Enhanced Stormwater Management Requirements to Minimize Impact.

- ▶ Naturalization of all management features-
 - ▶ Basins with natural grass and flower plantings.
 - ▶ Irrigation areas with natural grass and flower plantings.
 - ▶ Vegetated swales with seed and tree / shrub plantings.
- ▶ Mixing of grasses / seeds as opposed to regular lawn grass:
 - ▶ Pollinator garden areas.
 - ▶ Diverse ground cover.
 - ▶ Habitat area.

Class C Buffer Standard:

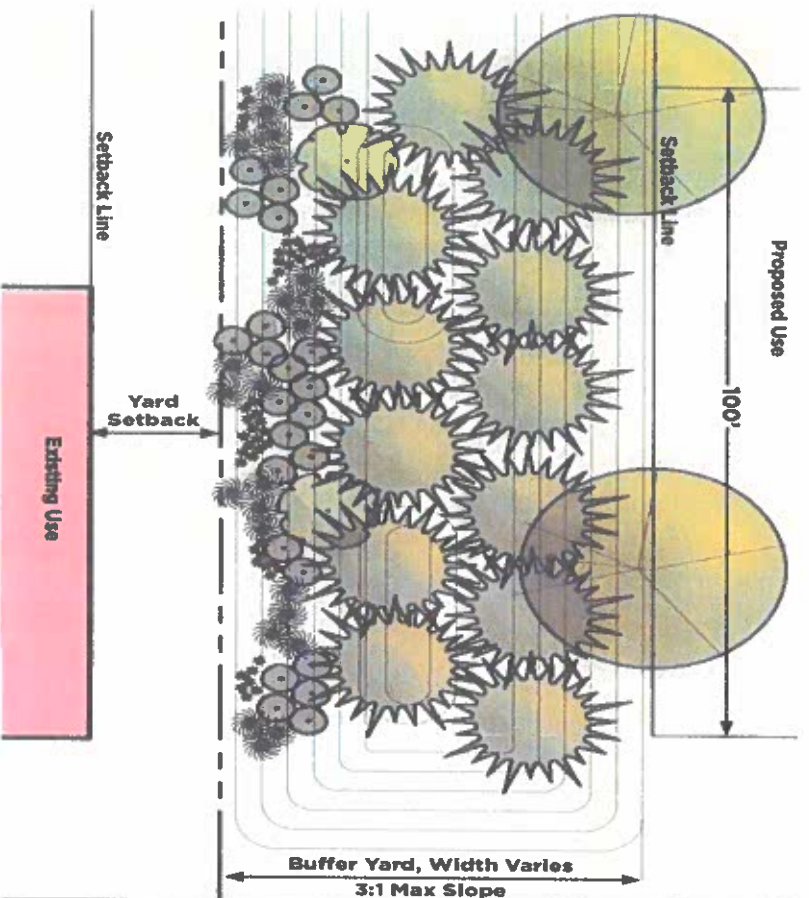





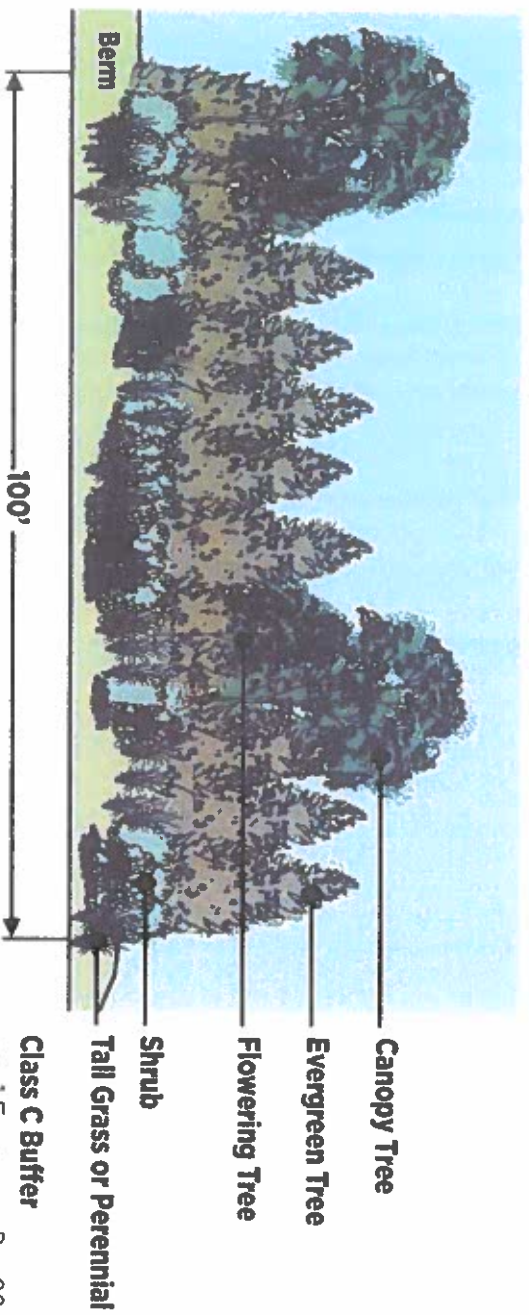


Figure 3C-1 Class C Buffer Plan

NOTE:
TREES ARE SHOWN APPROX. 10 YEARS AFTER PLANTING

-  Evergreen Trees
-  Canopy Tree
-  Shrub
-  Flowering Tree
-  Tall Ornamental Grass
-  Perennial

Class C Buffer Standard



**NOTE:
TREES ARE SHOWN APPROX. 10 YEARS AFTER PLANTING**

Figure 3C-2 Class C Buffer Elevation

- Class C Buffer**
- 1 Evergreen Per 20 Feet
 - 1 Canopy Tree Per 50 Feet
 - 1 Flowering Tree Per 30 Feet
 - 7 Shrubs Per 30 Feet
 - 22 Perennials or Tall Grass Per 30 Feet
 - 1 Berm Varying 6'-8' in Height
 - 3:1 Maximum Slope

Examples of Naturalization:



Photos courtesy of The Wildlands Conservancy

Examples of Naturalization:



Photo courtesy of The Wildlands Conservancy

Examples of Naturalization:



Photo courtesy of The Wildlands Conservancy