

*Jasper County Planning Commission
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**Minutes of the April 12, 2022
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner

Others Present: Mr. Allen Williams, Mr. Jim Strecansky, Mr. Herb Chase, Ms. Sarah Robertson, Ms. Jennifer Toskey; Mr. Dan Keefer; and Mr. Jeff Ackerman

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 in the Office of the Planning Department Office.

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. Jenkins motioned to approve the Agenda as published, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

Approval of Minutes: Dr. Butler motioned to approve the Minutes of the **March 08, 2022**, seconded by Mr. Rothenberg. The Commission Members voted unanimously in favor of the motion.

New Business

Zoning Map Amendment– Community Commercial, Tax Map Numbers 029-39-07-014 and 029-39-07-015: Ms. Wagner said the Applicant is requesting an approval of a Zoning Map Amendment to have the properties designated as Community Commercial (CC). Both properties are currently zoned Residential and is undeveloped. The applicant would like to have the properties re-zoned to Community Commercial to allow a restaurant for takeout only. The Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation. The adjacent parcels are zoned Residential. The city limits of Hardeeville are nearby, but not contiguous to the subject property. Adjacent land uses are Residential with some commercial nearby. The subject properties are accessed by an

unnamed, county maintained dirt road. From a land use perspective, staff recommends approval of the request to have the property designated as Community Commercial.

Mr. Allen Williams addressed the Commission. He said this would be a family run, simple take-out restaurant only. He is Just trying to help the community and he hopes his zoning request is approved.

There was some discussion about the access road in regard to where it ends and how wide it is. Mr. Williams said the road extends approximately 1/8 of a mile beyond his property. Ms. Wagner said if the re-zoning is approved, the applicant will need to go through the site plan process. She said the Fire Marshal will be involved with the site plan approval, parking, access, and other elements will be reviewed before the applicant can establish a business at this location.

There was some discussion about alcohol sales being allowed in the Community Commercial (CC) Zoning District and residences being nearby. Mr. Williams said he is not going to sell alcohol. Dr. Bostick pointed out other areas in the County that is zoned CC in residential areas and this location isn't any different. Ms. Wagner said the CC District was designed to support residential communities, especially in the rural areas.

There was some concern expressed about the site being so small and whether it would support a take-out restaurant. Chairman Pinckney said it is the Commissioner's job is to review the request for a zoning change. He said they are not ruling on the type of business that might be established. He said if the applicant decides to move forward with the site plan process, all other requirements will be reviewed and assessed at such time. Dr. Butler said she agrees, but thinks the Commission should consider whether the site is appropriate for a zoning change based on all the allowed land uses.

Dr. Bostick motioned to forward a favorable recommendation to County Council to re-zone Tax Map Numbers 029-39-07-014 and 029-39-07-015 from Residential to Community Commercial, seconded by Mr. Jenkins. Dr. Bostick, Mr. Jenkins, Ms. Ferguson, and Chairman Pinckney voted in favor of the motion. Dr. Butler, Mr. Waite, and Mr. Rothenberg opposed the motion. The motion passed 4-3.

Zoning Map Amendment – General Commercial, Tax Map Number 040-00-02-008: Ms. Wagner said the Applicant is requesting an approval for a Zoning Map Amendment to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial (CC) and Rural Preservation (RP). The applicant would like to develop a warehousing and transportation (distribution) establishment. The property is vacant and undeveloped. The Future Land Use Map identifies this area as "Urban Transition," which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation. The adjacent parcels are zoned Community Commercial, Rural Preservation, Residential, and is also located adjacent to the Hardeeville city limits. Adjacent land uses are commercial and vacant. An RV Park is being developed to the rear of the site through the City of Hardeeville. The subject property is accessed by Speedway Boulevard, which is a four-lane divided highway, classified as a major thoroughfare. From a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

The applicant, Mr. Herb Chase, addressed the Commission. He said their overall plan is to develop four parcels along the major thoroughfare that would all be port related uses, warehouse transportation. The goal is to have all these properties within Jasper County and not to annex into the City of Hardeeville. Mr. Chase said one particular user they are talking with makes all the displays for Target and Walmart. The primary purpose is to develop this as logistics space.

There was some discussion about why the applicant doesn't want to annex into the city. Mr Chase said they have a very good relationship with Jasper County, and they feel like the pathway is much cleaner going through the County than going through the city. They are excited about this project and bringing jobs to the area. They would like to be under one jurisdiction. He said immediately to the south is a logistics transportation business, an RV Park to the rear of the site, and there are no residents located there. The applicant was asked to clarify what he meant by a cleaner process. Mr. Strecansky said he has an office in Jasper County, and he has made significant investments in Jasper County. He said the projects he has developed in Jasper County has turned out really well on both sides. Ms. Robertson said her clients are pursuing several properties in Jasper County to develop and they would like them all to be under one jurisdictional government.

Dr. Bostick asked if this is located in the same area where we developed a plan with the City of Hardeeville. Ms. Wagner said yes, we worked with the City of Hardeeville to develop the Gateway Corridor Overlay District. She said if the entire site was zoned Community Commercial the applicant could have applied for a site plan approval and the use would have been allowed because of the additional uses allowed in the Gateway Corridor. She said they would not need a re-zoning and then they would not have been asked to annex. She said the only reason they need the re-zoning is because the property is split-zoned.

There was more discussion about properties in general that is surrounded by the municipality and the conflict it creates with services, such as, law enforcement or fire and as long as we give applicants what they want, they have no reason to annex. Dr. Bostick asked if there are any grounds to deny the applicant based on the Comprehensive Plan. Chairman Pinckney said the Comprehensive Plan is a guiding document based on the best concept. He said it is the job of the Commission to vote the zoning request up or down and send it to County Council.

Mr. Jenkins motioned to forward a favorable recommendation to Jasper County Council to re-zone Tax Map Number 040-00-02-008 from Community Commercial and Rural Preservation to General Commercial, seconded by Mr. Rothenberg. Dr. Bostick asked Ms. Wagner if there are any grounds based on the Comprehensive Plan to not approve the re-zoning request. Ms. Wagner said she does not know of any basis not to approve the re-zoning request. She said Chairman Pinckney was correct in saying the Comprehensive Plan is a guiding document. She said the purpose of the Future Land Use Map is to guide development. She said it comes down to making a determination after considering if the request fits in the area, is it compatible with adjacent land uses and adjacent zoning. **The Commission Members voted unanimously in favor of the motion.**

Road Name Petition: Ms. Wagner said the Applicant is requesting that an unnamed road, be named Springfield Plantation Drive. The subject road is a private maintained road serving 5 lots, which are all currently undeveloped. The subject road is located along Gillison Branch Road. Emergency Services determined that the road should be named because it is greater than 500' in length. A road name petition

was properly filled out and submitted to Emergency Services for review. Ms. Wagner said the application meets all of the criteria outlined in Section 25-126 of the Jasper County Code of Ordinances, for new road names with the exception of the road serving three (3) households. She said in this case, there are not three (3) households located on the subject road; however, two of the property owners are ready to apply for permits to place homes on their property. The other owners intend to place homes on their property in the near future. The Fire Marshal has inspected the road and met with the applicant about making improvements to the road. 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.

Mr. Jenkins asked if this was a state or county road. Ms. Wagner said the road will have access to a state road, but it is a private road, and the property owners are all family members. Mr. Jenkins asked if it is wide enough for the fire truck. Ms. Wagner said the road needed some improvements and the Fire Marshal has met with the applicants. She said no permits will be issued until the Fire Marshal approves it.

Dr. Bostick made a motion to approve the Road Name of Springfield Plantation Drive, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

Conceptual Review of a Planned Development District – Bailey Park, Tax Map Numbers 081-00-04-007 and 081-00-04-008: Ms. Wagner said the Applicant intends to request a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Bailey Park. The applicant has requested an informal conceptual review of the proposed project while awaiting a few items in order to make a complete submission in the near future. The project site consists of two parcels, which are identified by tax map numbers 081-00-04-007 and 081-00-04-008. Tract A is tax map number 081-00-04-007 and is currently zoned Community Commercial, consisting of 6.63 acres. Tract B is tax map number 081-00-04-008 and is currently zoned Residential, consisting of 20 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and have not been developed. One full access point is proposed along Highway 170 and a second full access point is proposed along Old Bailey Road. The overall commercial use density within Tract A shall not exceed 12,000 square feet of upland acre or a total of 65,820 square feet. The maximum residential use density within Tract B is 233 residential units, which is based on a unit density of 12 units of upland acres. Tract A will require a 50' buffer along Highway 170 and 15' from any adjacent residential use not separated by a road. Incompatible land uses shall comply with the buffer requirements as outlined in Article 12 of the Jasper County Zoning Ordinance. In tract B, the proposed setbacks for detached single-family residential and duplexes are 6' side yard setbacks, 15' rear yard setbacks, and 25' front yard setbacks for lots with front loaded garages, and 15' setbacks for lots with side loaded garages. For attached single-family residential, townhomes, or condominiums there will be 6' side setbacks from non-common property lines. Perimeter buffer for single-family and townhomes will be a minimum of 10' and all other uses will be a minimum of 20'. Landscaping Standards will meet or exceed the County's requirements. Water and Sewer will be provided by BJWSA. Electric will be provided by Dominion Energy and telephone service will be provided by Hargray. The Future Land Use Map identifies this area as "Rural Conservation," which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape. The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is in an area where infrastructure and services are available to serve the site. One of the properties is accessed by North Okatie Highway (Highway 170), which is a four-lane state maintained highway, classified as an arterial road. The other property has direct access to Old Bailey Road, which is a two-lane state maintained road classified

as a local road. The applicant is working to obtain all of the will serve letters from the Utility Companies and has also initiated the Traffic Study and the Phase I Environmental Site Assessment and plans to submit a formal request as soon as possible.

The applicant Ms. Jennifer Toskey addressed the Planning Commission. She introduced Mr. Dan Keefer with Whitmer Jones Keefer and said he was going to speak on their behalf. Mr. Keefer said they have the underlying zoning with the commercial and residential but based on the acreage, the County required an organized PDD. He said they have several different options they are looking at from a planning standpoint, but at this time they are looking to establish the correct zoning, access points, the delineated infrastructure, and utilities for the property.

Mr. Waite said he would like to see an additional access on Bailey Road. Mr. Keefer said once they get the traffic study, they may be asked to have a second access on Bailey Road at least an emergency access. He said they will talk with the traffic engineer and consider that option.

There was some discussion about secondary uses such as, bed and breakfast, guest houses, detached guest houses, mother-in-law quarters, and how those uses would affect the overall density of this project. Mr. Keefer said they have not gotten into all the details yet but if the property is developed as a single family neighborhood, you may have a main house and a secondary unit located on the same lot. There was also some discussion about affordable housing. Ms. Toskey said she knows there is a need for affordable housing and would like to offer that if possible. She said they will consider options for affordable housing once they get a little deeper into the development process.

Chairman Pinckney said he would like to see sidewalks on at least one side of the street to keep the children safe, especially when walking to the bus stop. Mr. Keefer said once they get into more detailed plans, sidewalks will be shown on their plans.

Discussion:

Code Enforcement Update: Ms. Wagner said she received code enforcement reports, which was included in the Planning Commission packages. She said she isn't able to answer questions about the reports, but she included a phone number if anyone had questions, they could call the Code Enforcement Officer.

Open Discussion: There was a question asked about some digging going on across from Bolan Hall Road. Ms. Wagner said that is the future office and lay-down yard for a special trade contractor who is a concrete finisher. She said they are digging a retention pond.

There was some discussion about cemeteries, which aren't clearly marked and identified, making it difficult to find or direct people to. Ms. Wagner said the Road Naming Ordinance doesn't discuss cemeteries, but she will see what she can find out. Chairman Pinckney said the Cemetery Society has named all cemeteries so we may want to check with them.

There was a question about code enforcement complaints and if they originate in the Planning and Building Department. Ms. Wagner said in the beginning they did, but now all complaints are directed to Emergency Services. There was some discussion about the Code Enforcement Officer leaving and if there will be anyone responding to complaints until such time another person is hired. Ms. Wagner said it is her understanding that Ms. Nettles was asked to remain in that position until someone else is hired, but

she would think that Mr. Wells would respond to complaints if that position was vacated before someone else is hired.

Adjourn: Mr. Jenkins motioned to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:45 p.m.

Respectfully Submitted,

Lisa Wagner