



## 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

May 10, 2022  
6:00 PM

Virtual Meeting

Watch Live via YouTube

[https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

**Call to Order: Chairman Pinckney**

**Invocation & Pledge of Allegiance**

**Approval of Agenda**

**Approval of Minutes: April 12, 2022**

#### New Business:

- A. Zoning Map Amendment – General Commercial, Tax Map Number, 039-00-06-002
- B. Road Name Petition – Rob Ram Road
- C. Zoning Map Amendment and Concept Plan Approval – Planned Development District – Bailey Park, Tax Map Number 081-00-04-007 and 081-00-04-008

#### 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>	May 10, 2022
<b>Project:</b>	Zoning Map Amendment – General Commercial
<b>Applicant:</b>	HCP Partners, LLC
<b>Tax Map Number:</b>	039-00-06-002
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Approval of General Commercial

**Description:** The subject property consists of 33.4 acres and is located at 9606 Speedway Boulevard. The Applicant has requested 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 at this location. The property is currently vacant but was previously used as a salvage yard for selling auto parts.

**Analysis:** The Zoning Map Amendment application and request is reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, 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.
- **Adjacent Zoning:** The adjacent parcels are zoned Community Commercial, Rural Preservation, and Residential. The city limits of Hardeeville are nearby, but is not immediately adjacent to the property, so annexation is not a possibility.
- **Adjacent Land Use:** Adjacent land uses are commercial and vacant.

- **Traffic and Access:** The subject property is accessed by Speedway Boulevard, which is a four-lane divided highway, classified as a major thoroughfare.

**Staff Recommendation:** From a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

**Attachments:**

1. Application by the applicant
2. Ordinance
3. Aerial map of property and surrounding area
4. Aerial map with zoning layer

**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE: 2022 - \_\_\_\_\_**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

**WHEREAS**, the owner of the parcel consisting of approximately 33.40 acres bearing Jasper County Tax Map Number 039-00-06-002 located at 9606 Speedway Boulevard, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Community Commercial Zone and Rural Preservation Zone to the General Commercial Zone and the property owner submitted that request to the Jasper County Planning Commission and County Council; and

**WHEREAS**, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

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

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

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having

been shown, approximately 33.40 acres bearing Jasper County Tax Map Number 039-00-06-002, located at 9606 Speedway Boulevard, depicted on the Jasper County Official Zoning Map in the Community Commercial Zone and Rural Preservation Zone shall be transferred to the General Commercial Zone.

2. This ordinance shall take effect upon approval by Council.

\_\_\_\_\_  
**Ms. Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE: # 2022-\_\_**

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

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

**Public Hearing:** \_\_\_\_\_

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

\_\_\_\_\_  
Considered by the Jasper County Planning Commission at its meeting on  
May 10, 2022 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David Tedder**

\_\_\_\_\_  
**Date**





039-00-06-048  
RP

039-00-06-229  
RP

039-00-06-166  
RES

039-00-06-050  
RES

039-00-06-157  
RES

RP

039-00-06-151  
RES

039-00-06-001  
RP

039-00-06-165  
RES

039-00-06-163  
RES

039-00-06-168  
RES

039-00-06-002  
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Hardenville

031-00-00-015



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

## Planning Commission Staff Report

<b>Meeting Date:</b>	May 10, 2021
<b>Project:</b>	Road Name Petition
<b>Applicant:</b>	Del Ram, LLC – Abril Ramirez
<b>Road Names Proposed:</b>	Rob Ram Road
<b>Submitted For:</b>	Action

**Description:** The applicant is requesting that an existing road be named Rob Ram Road. The subject road is a privately maintained road and serves 9 lots that have recently been recorded as an Exempt Subdivision through the state’s exemption for lots that are 5 acres and greater where the lots abut an existing road or right of way. As part of the plat approval, the Fire Marshal determined that the road meets the International Fire Code. Emergency Services determined that the road should be named because it is greater than 500’ in length and will serve 9 homesites. 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.
- 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, in the near future, all 9 lots are planned for single family residences. Emergency Services has determined that the road should be named to facilitate postal delivery and emergency responses. 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 of the Jasper County Code of Ordinances, Section 25-126, *New Road Names*.

**Attachments:**

1. Road Name Petition
2. Plat of the properties depicting the roads
3. Email from Fire Marshal
4. Road Naming Ordinance
5. Aerial Map

# JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: Del Ram LLC c/o Abril Ramirez

DATE: March 22, 2022

ADDRESS: 249 Meredith Road  
Ridgeland, SC 29936

TELEPHONE: 843-368-5038

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

ROB RAM ROAD  
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: 9

(2) OUR REASONS FOR SELECTING THIS NAME: Del Ram is the name of the owner and we do not feel like there is another road name similar in the area.

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: SC Highway 336 W. toward Tillman, turn right on the first Wagon Branch Loop, road is 0.17 miles on left.

(4) ROAD IS A STATE/COUNTY/PRIVATELY MAINTAINED: Privately maintained

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 3-28-22 \_\_\_\_\_ CONFLICT  NONCONFLICT  
GEORGIA DELOACH JASPER COUNTY 911 COORDINATOR DATE

Russell Wells 3/29/2022 \_\_\_\_\_ CONFLICT  NONCONFLICT  
RUSSELL WELLS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE

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

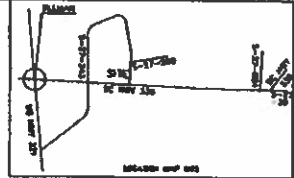
\_\_\_\_\_  
CHAIRMAN, JASPER COUNTY COUNCIL DATE \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED



N/W FLORENCE HALL & KENNETH SALMON  
TAG 046-00-04-012

N/W RUFUS MOUNSON - LIFE ESTATE  
C/O THOMAS E. MOUNSON  
TAG 046-00-04-031

CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	106.43	30.00	94.53	S66°37'36"E	86.40
C2	83.85	30.00	50.81	S41°17'25"W	74.36
C3	69.52	30.00	41.71	N80°35'00"W	64.03



THIS PLAT PREPARED AT THE REQUEST OF  
**DEL RAM LLC**

A BOUNDARY SURVEY AND DIVISION OF TAX MAP # 046-00-04-014,  
WAGON BRANCH AREA, JASPER COUNTY, SOUTH CAROLINA

PLAT Book 1838 Page 0188 - 0189  
20210000180 N020221 AT 0426 P.M.  
Filed for Record in Jasper County REC  
P/M Large Fee \$28.00  
Patty's Graphic Register

LINE	LENGTH	BEARING
L1	61.3	S89°57'17"E
L2	48.74	S41°17'25"W
L3	87.25	S89°57'17"E
L4	72.52	S89°57'17"E
L5	63.19	S89°57'17"E
L6	40.80	S89°57'17"E
L7	144.07	S89°57'17"E
L8	84.27	S89°57'17"E
L9	130.50	S89°57'17"E
L10	133.55	S89°57'17"E
L11	88.27	S89°57'17"E
L12	88.27	S89°57'17"E
L13	195.63	S89°57'17"E
L14	42.00	S89°57'17"E
L15	88.25	S89°57'17"E
L16	94.22	S89°57'17"E
L17	92.50	S89°57'17"E
L18	26.14	S89°57'17"E
L19	92.25	S89°57'17"E
L20	100.10	S89°57'17"E
L21	70.30	S89°57'17"E
L22	82.00	S89°57'17"E
L23	88.67	S89°57'17"E
L24	81.60	S89°57'17"E
L25	81.60	S89°57'17"E
L26	70.13	S89°57'17"E
L27	100.00	S89°57'17"E
L28	88.25	S89°57'17"E
L29	140.00	S89°57'17"E
L30	82.41	S89°57'17"E
L31	82.41	S89°57'17"E
L32	88.27	S89°57'17"E
L33	72.14	S89°57'17"E
L34	42.77	S89°57'17"E
L35	42.77	S89°57'17"E
L36	141.41	S89°57'17"E
L37	74.43	S89°57'17"E
L38	88.00	S89°57'17"E
L39	82.41	S89°57'17"E
L40	82.41	S89°57'17"E
L41	88.25	S89°57'17"E
L42	88.25	S89°57'17"E
L43	88.25	S89°57'17"E
L44	88.25	S89°57'17"E
L45	88.25	S89°57'17"E
L46	88.25	S89°57'17"E
L47	88.25	S89°57'17"E
L48	88.25	S89°57'17"E
L49	88.25	S89°57'17"E
L50	88.25	S89°57'17"E
L51	88.25	S89°57'17"E
L52	88.25	S89°57'17"E
L53	88.25	S89°57'17"E
L54	88.25	S89°57'17"E
L55	88.25	S89°57'17"E
L56	88.25	S89°57'17"E
L57	88.25	S89°57'17"E
L58	88.25	S89°57'17"E
L59	88.25	S89°57'17"E
L60	88.25	S89°57'17"E
L61	88.25	S89°57'17"E
L62	88.25	S89°57'17"E
L63	88.25	S89°57'17"E
L64	88.25	S89°57'17"E
L65	88.25	S89°57'17"E
L66	88.25	S89°57'17"E
L67	88.25	S89°57'17"E
L68	88.25	S89°57'17"E
L69	88.25	S89°57'17"E
L70	88.25	S89°57'17"E
L71	88.25	S89°57'17"E
L72	88.25	S89°57'17"E
L73	88.25	S89°57'17"E
L74	88.25	S89°57'17"E

PARCEL C5  
15.60 acres

PARCEL C6  
8.45 acres

PARCEL C7  
7.42 acres

PARCEL C8  
7.09 acres

PARCEL C9  
5.47 acres

PARCEL C4  
5.31 acres

PARCEL C3  
5.64 acres

PARCEL C2  
6.79 acres

PARCEL C1  
5.49 acres

PARCEL B1  
1.10 acres

N/W JAMES DAVID HELL  
TAG 046-00-04-044

N/W DANNY WOODS & PATRICIA WOODS  
TAG 046-00-04-013

N/W ANNA RAYMOND DELGADO AMORANO  
TAG 046-00-04-078

N/W JIMIE GADSON & BARBARA E. GADSON  
TAG 046-00-04-043

N/W SERGIO ALY LOPEZ MALDONADO  
TAG 046-00-04-077

N/W MARIA D. MORENO SALGADO  
TAG 046-00-04-081

N/W GEORGE EDWARD WRIGHT, JR.  
TAG 046-00-04-019

N/W MRS. OF FRANCES OLLEDGE  
TAG 046-00-04-058

N/W LEONARD GREDI  
TAG 046-00-04-021

N/W JOSEPH MERRILL  
TAG 046-00-04-023

N/W JAMES H. MCKENZIE, ETAL.  
TAG 046-00-04-027

N/W MRS. OF ISABEL MOUNSON  
TAG 046-00-04-020

N/W PROCTOR DRAYTON SR., ETAL.  
TAG 046-00-04-022

N/W ELDRIDGE CARY  
C/O MRS. ARNETT CARTER  
TAG 046-00-04-030

N/W JOHN H. TAYLOR, JR. & WILLIAM E. TAYLOR  
TAG 046-00-04-004

SCOTT R/W AT BRIDGE SHOWN AS 33' R/W ON EACH SIDE OF SCOTT PLAT FILE # 27,241 SHEET 11 PG 27 AND CORRECTED FOR CHANGE CONVERSION BY ERIC JONES WITH SCOTT ON 9-16-13

REMAINING PORTION OF N/W DEL RAM LLC TAG 046-00-04-014

N/W JASPER COUNTY BOARD OF SPECIAL NEEDS TAG 046-00-04-048

- REFERENCE**
- 1. PLAT BOOK 30 PAGE 208
  - 2. PLAT BOOK 33 PAGE 86
  - 3. PLAT BOOK 32 PAGE 189
  - 4. PLAT BOOK 24 PAGE 183
  - 5. PLAT BOOK 31 PAGE 478
  - 6. PLAT BOOK 18 PAGE 223
  - 7. PLAT BOOK 18 PAGE 281
  - 8. PLAT BOOK 13 PAGE 377
  - 9. PLAT BOOK 13 PAGE 153
  - 10. PLAT BOOK 8 PAGE 150
  - 11. PLAT BOOK 7 PAGE 77
  - 12. DEED BOOK 83 PAGE 2322
  - 13. DEED BOOK 1086 PAGE 1212
  - 14. DEED BOOK 1085 PAGE 574
- LEGEND:**
- CON - CONCRETE FOUND
  - CRS - CONCRETE CURB
  - DR - DRAINAGE DITCH
  - IR - IRON PIPE FOUND
  - SP - SPLITTING POST
  - CP - OVERHEAD POWER
  - HTS - HOT IRON STAKE
  - R/W - RIGHT OF WAY
  - NS - TIE MARK
  - PL - PLAT BOOK
  - DB - DEED BOOK
  - POB - POINT OF BEGINNING
  - SP - SPOT ELEVATION
  - CA - CENTERLINE
  - Q - POWER POLE
  - OL - OLD MARKED LINE

JOB # R9337SD-21  
DATE: JUNE 8, 2021

**TGS LAND SURVEYING**  
P.O. BOX 2023  
RIDGELAND, S.C. 29936  
Phone 812-726-7917

**BY GRAPHICAL DETERMINATION**  
NOTE: This Lot Appears To Lie In A Federal Flood Plain  
Zone X Minimum Required Elevation N/A FL NAVD83  
FRM # 45053003000 10/10/2019

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA STATUTES MANUAL, FOR THE PURPOSE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2-1-1  
10/17/21

## Lisa Wagner

---

**From:** Dave Scheuerer  
**Sent:** Tuesday, September 28, 2021 11:57 AM  
**To:** TGS LAND SURVEYING  
**Cc:** Lisa Wagner; Georgia Deloach; Bonnie W. Lawson; Jeffery Barker  
**Subject:** RE: Wagon Branch / Del Ram LLC

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Tyler

I have no issues with the sub-division. The "existing dirt" meets the minimum requirements of the code. The existing dirt road will likely have to be named and approved through Lisa, 911 addressing and the planning commission

If you any question please do not hesitate to call me

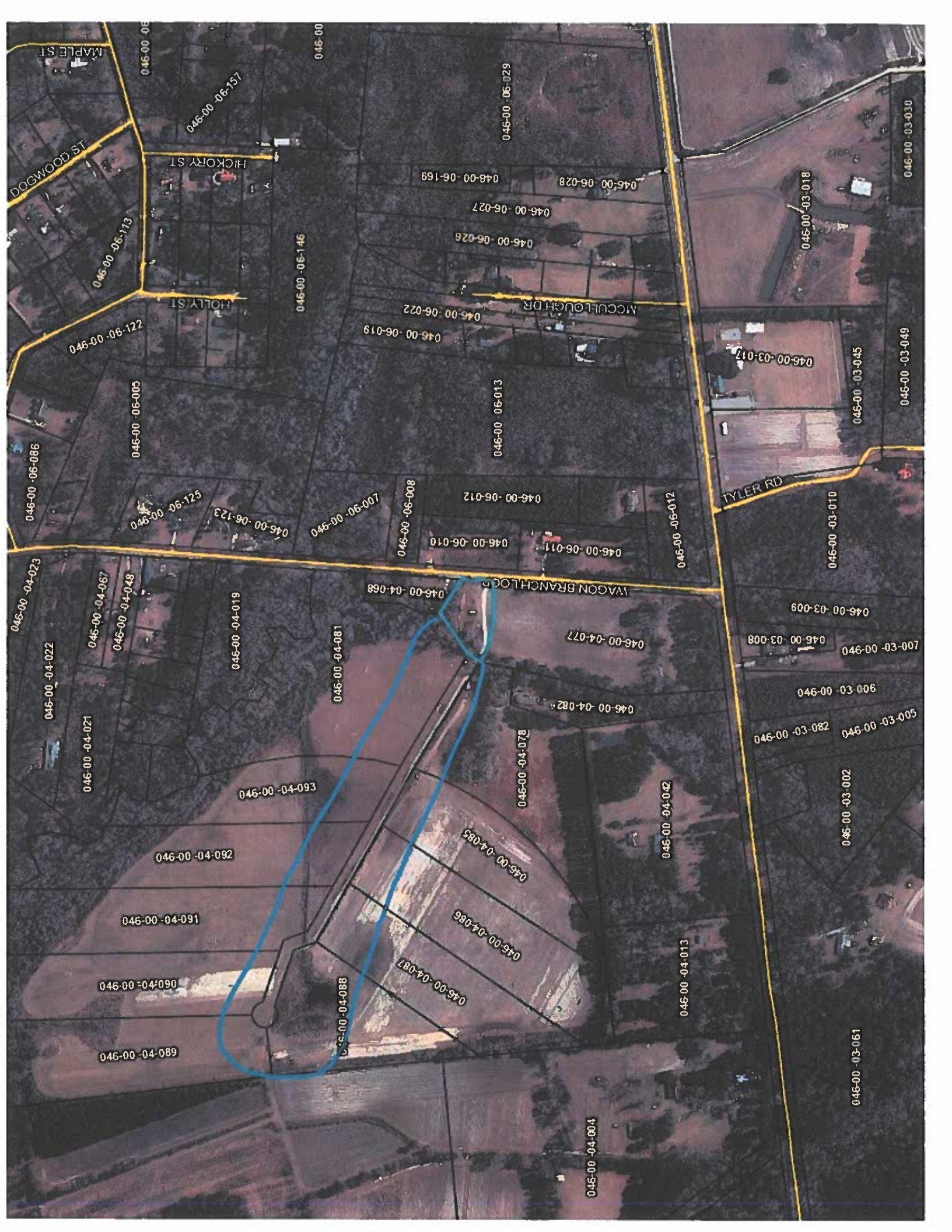
**Dave Scheuerer**  
**ICC Certified – IAAI FIT**  
**Fire Marshal, Jasper County Fire Rescue**  
1509 Grays Highway  
Ridgeland SC 29936  
**M:** 843.368.4551  
**O:** 843.726.7607  
[DScheuerer@JasperCountySC.gov](mailto:DScheuerer@JasperCountySC.gov)



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**From:** TGS LAND SURVEYING <tgsland@embarqmail.com>  
**Sent:** Tuesday, September 28, 2021 11:19 AM  
**To:** Dave Scheuerer <dscheuerer@jaspercountysc.gov>  
**Subject:** Wagon Branch / Del Ram LLC

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DOGWOOD ST  
MAPLE ST

HICKORY ST  
HOLLY ST

MCCULLOUGH DR

TYLER RD

WAGON BRANCH LN

046-00-06-0086  
046-00-06-005  
046-00-06-122  
046-00-06-113  
046-00-06-029  
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