Jasper's Journey

Comprehensive Master Plan | 2018

Jasper County
South Carolina

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Comprehensive Master Plan

Jasper County, South Carolina
2018

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Introduction

Jasper's Journey: A Comprehensive Master Plan for Jasper County is a long-range planning document that serves to provide a unified vision for the community and strategies to achieve this community vision. The plan primarily addresses the services and responsibilities of the Jasper County government. Responsibilities that are county-wide, such as the Sherriff's department, libraries, etc., are addressed for the county as a whole, whereas responsibilities of each local government, such as land use regulations, are addressed for unincorporated areas of Jasper County. The primary responsibility for public education lies with the Jasper County School District. Therefore, while the plan does speak to education and its importance for the community, specific recommendations regarding educational improvements and outcomes are left to the school district.

In thinking about the vision for the community, most people will tend to think about the community as a whole, rather than individually by topics as outlined in the plan. In fact, it is critical to recognize the interrelationships between each of the individual plan elements. In order to strengthen this connection, the plan is organized in four primary chapters, as shown below. The final chapter, Priority Investment, provides an overview of moving from recommendations to actions.

People and Prosperity
Population
Economic Development

Natural Environment
Natural Resources
Cultural Resources

Infrastructure
Community Facilities
Transportation

Built Environment
Land Use
Housing

The development of this plan builds upon many previous planning efforts and should serve as a 'go-to' resource for all community leaders. As such, there are multiple references to other plans throughout the document. Therefore, the following plans are also included as a part of this plan and are included by reference:

- *South Carolina Promise Zone Strategic Action Plan*, 2016
- *2040 LATS Long Range Transportation Plan (2040 LATS LRTP),* Lowcountry Council of Governments, 2015
- *Lowcountry Regional Water Quality Management Plan*, Lowcountry Council of Governments, 2012
- *Jasper County Natural Resources Conservation Plan*, U.S. Department of Agriculture – Natural Resources Conservation Service (NRCS), S.C. Sea Grant Consortium (SCSGC), and S.C. Department of Natural Resources (SCNDR), 2007

A comprehensive plan is a high-level planning document that serves to guide a community. For many of the recommendations in the plan, additional focus will be needed, *Jasper's Journey* is the place where the community can take a step back to see how all the pieces fit together.

The Local Government Comprehensive Planning Enabling Act of 1994, codified with subsequent amendments at S.C. Code Title 6, Chapter 29, sets forth the requirements for comprehensive plans in South Carolina. A comprehensive plan includes:

- An inventory of existing conditions
- A statement of needs and goals, including a vision statement, establishes where the community wants to go as well as long- and short-range goals for achieving the vision.
- Implementation strategies with time frames.

This plan was developed with the assistance of an Advisory Committee and input from the community through a series of community meetings and surveys. An overview of the community engagement process is included in the Executive Summary, with additional detail provided in Appendix A.

Jasper's Journey: A Comprehensive Master Plan for Jasper County is a living document and should be updated as need to ensure the plan remains an effective guide for the community.

Executive Summary

Jasper's Journey: A Comprehensive Master Plan for Jasper County is a roadmap for an on-going journey. Unlike most journeys, this one has no finite end, but this plan is intended to steer the community in the direction in which it wants to proceed. All journeys include choices along the way. This plan should serve as a guide to community leaders, so they may make informed decisions about those choices and for the community to enjoy the journey along the way.

Our Vision

The identity of Jasper County is intrinsically rooted in the beauty and diversity of the natural environment, rich legacy of our history, and spirit of our people. Even as the county grows and develops, we will maintain our connection to the waters, marshes, and lands that sustain us.

Jasper County will work together as a community to reverse economic disparities, address our challenges, maximize our opportunities, and ensure all residents have access to a high quality of life. Jasper County will prosper economically, physically, and socially.

Community Principles

The establishment of community principles serves as an umbrella for the community goals and strategies, recognizing the interrelationship between the various elements of the comprehensive plan and providing general guidance and continuity. Goals and strategies are presented for each element in the plan.

Jasper County will….
Protect and foster the rural character of Jasper County that defines our sense of place.
Take pride in its land through the stewardship of historic, natural, and cultural resources and reduction in litter and blight.
Support economic development initiatives to provide jobs, education, and training to our community.
Prioritize the maintenance of existing infrastructure over the development of new infrastructure by guiding growth and development to the places most suitable to serve new development.
Embrace collaboration with other governmental leaders, education providers, non-governmental organizations, and the community to address community challenges and embrace opportunities, particularly related to education, equity, and leadership.

Although the county is growing quickly and constantly changing in southern Jasper County, the rural character of the community can still be reflected through multiple strategies, such as conservation of critical habitats, public access to waterways and natural areas, and managed growth and development.

Community Engagement

This plan belongs to the people of Jasper County. Community conversations were held through stakeholder interviews, the establishment of an advisory committee, a series of community meetings, and community surveys.

Advisory Committee

The advisory committee met during the development of the plan and served as ambassadors to help share information about the plan development with their colleagues and organizations. Their assistance and guidance are greatly appreciated.

| Jasper County Comprehensive Plan Advisory Committee	
Name	Representing
Don Andrews	Jasper County School District
Larry Beckler	Technical College of the Lowcountry
Josh Bell	Lowcountry Land Trust
John Fleming	SouthernCarolina Alliance
John Gage	Jasper Port
Kendall Malphrus	Jasper County Chamber of Commerce
Lynn McGee	University of South Carolina – Beaufort
Lonnie McIntee	Beaufort-Jasper-Hampton Comprehensive Health Services, Inc.
Mike Mola	Congaree Golf Club
Tedd Moyd	Jasper County Neighbors United
Annmarie Reiley-Kay	Morris Heritage Center
Josh Rowland	Town of Ridgeland
Ed Saxon	Beaufort-Jasper Water & Sewer Authority
Kate Schaefer	South Carolina Coastal Conservation League
Bert Shiflet	Okeetee Club
Brana Snowden	City of Hardeeville
Tommy Stanley	Soil & Water Conservation District

Community Meetings

Three rounds of community meetings were held. Each round included two meetings – one in Ridgeland and one in Hardeeville. The first meeting focused on the identification of issues and opportunities. The second meeting focused on development issues and the future land use map. The final round of meetings presented the draft comprehensive plan for review and comment.

Community Survey

Following the first round of community meetings, a community survey was developed based on input from that first meeting. The survey was available online as well as in hard copy at various public locations, including county offices, all Jasper County community centers, and both libraries. Over 500 people participated in the survey. The full results of the survey are included in the appendix with major highlights from the survey provided below.

Q: Why do you live in Jasper County? Please select all that apply.

ANSWER CHOICES	RESPONSES	
Proximity to coast	35.68%	132
Quality of life	40.54%	150
Size of the community	24.86%	92
Sense of community	25.68%	95
Rural character	35.68%	132
Recreational opportunities	21.35%	79
Sense of security/low crime rate	16.76%	62
Lifelong resident	27.03%	100
Employment opportunity	12.70%	47
Family	42.70%	158
Community Character	16.22%	60
Total Respondents: 370		
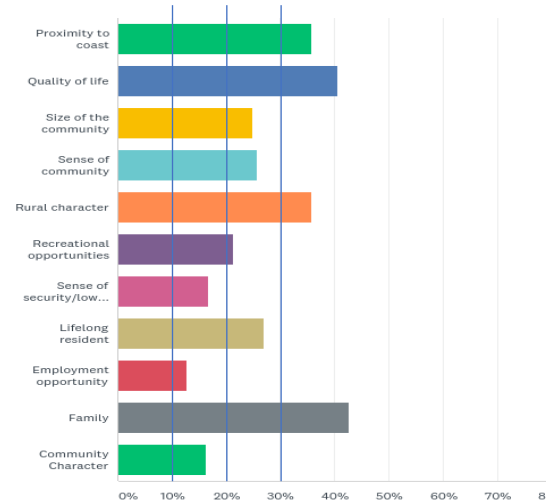
As shown here, the top reasons people live in Jasper County are family, quality of life, rural character, and proximity to the coast.

Q: The current motto for Jasper County is "Sportsman's Paradise" ... do you think this is a good motto for Jasper County?
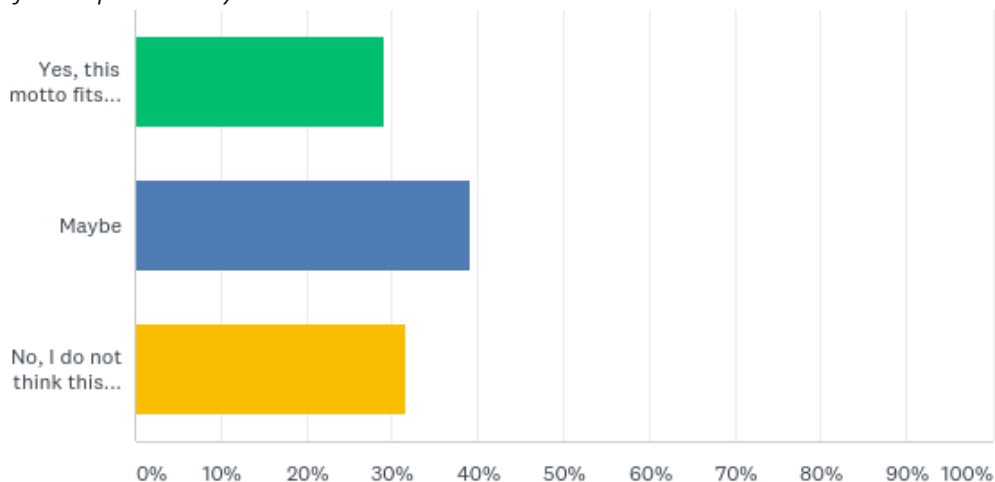
The current motto does not resonate with all members of the community. Over two-thirds of the respondents do not think this motto fits or are unsure. It may be time for Jasper County to re-evaluate whether this motto best reflects the community.

Q: In your opinion, please rank the topics addressed in the Comprehensive Plan in order of priority (the lower the number, the higher the priority).
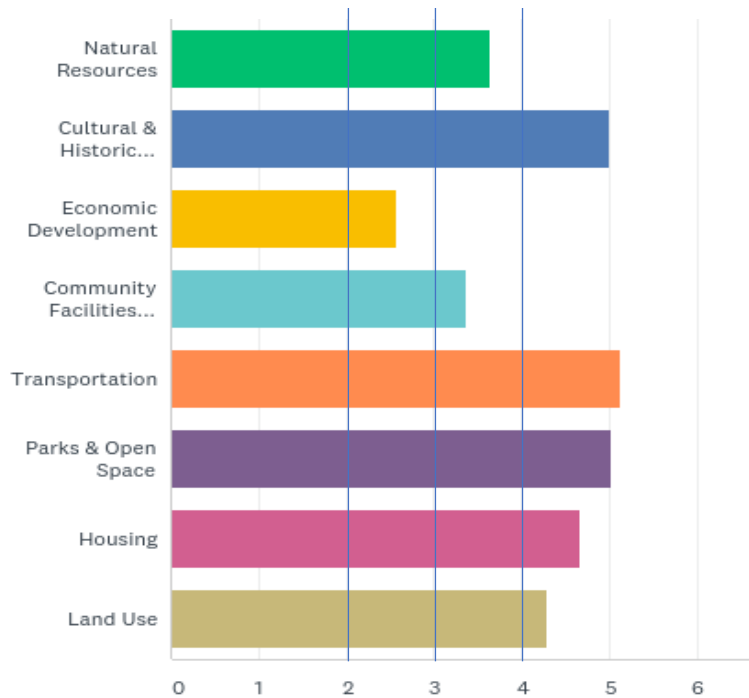
The top priority identified through the survey was economic development, followed by community facilities, natural resources, and land use.

Q: In a rural community, services (such as recreation, community centers, trash pickup, etc.) are often not as available as they are in urban areas. Which of the following statements do you agree with the most?
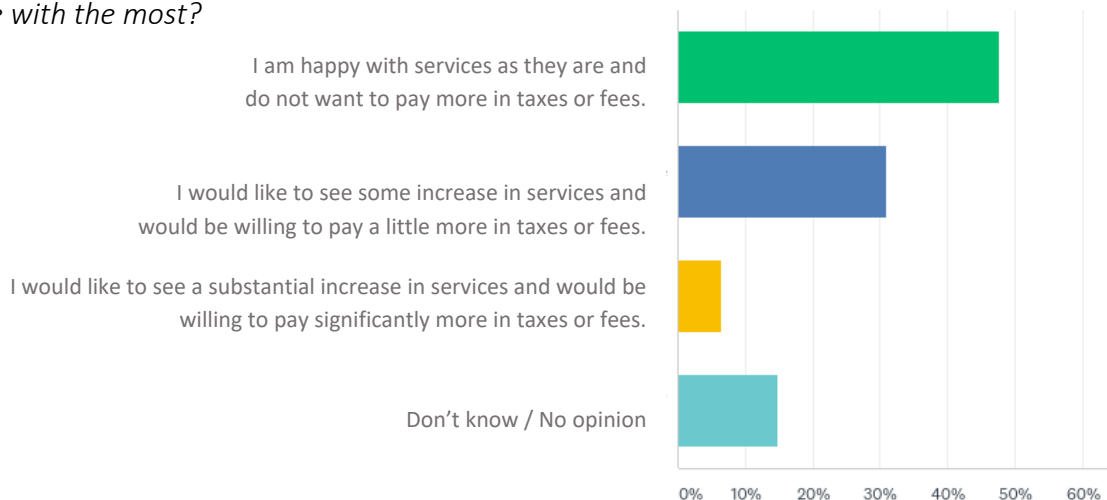

Almost half of the respondents do not want to see a change in services if that means they must pay more in taxes or fees. Approximately one-third would like to see some increase and are willing to pay for it. The remainder of respondents are willing to pay significantly more for a substantial increase in services or have no opinion.

The final two questions in the survey were open-ended responses. The 'word clouds' below provide a snapshot of how respondents answered each question. The larger the word, the more times it was used in the responses.

Q: What do you like best about Jasper County?
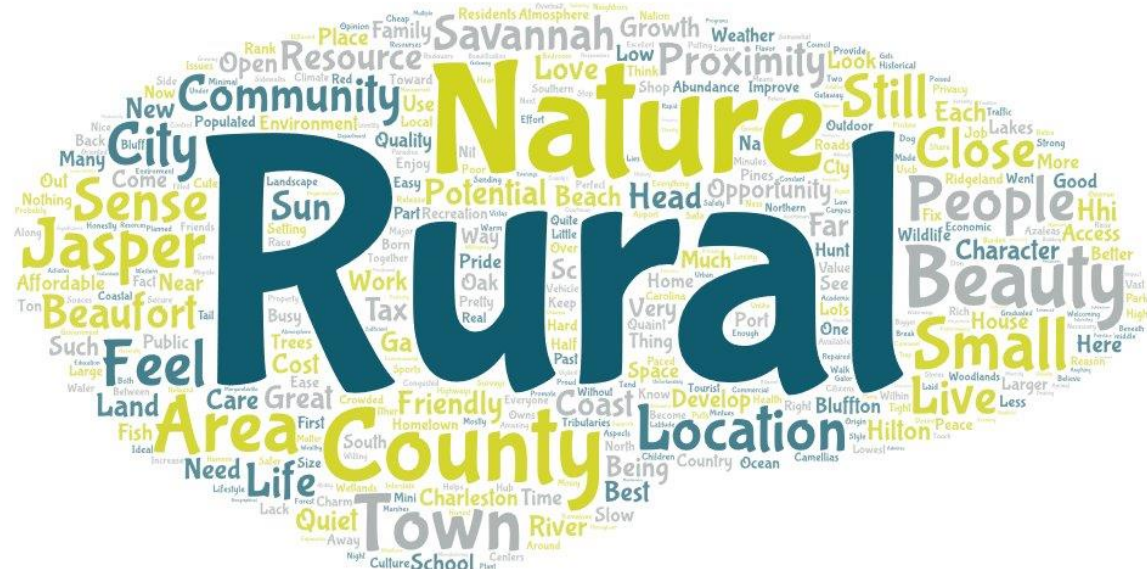
Q: What would you most like to change about Jasper County?

As these word clouds demonstrate, the community loves the rural feel of Jasper County, yet wants more of almost everything. More shopping, services, and convenience requires more people in close proximity. Many respondents commented that they enjoy the rural character while being close enough to population centers to access amenities and services. With careful planning, maybe Jasper County can have it all.

Goals and Strategies

Each chapter of *Jasper's Journey* includes Goals and Strategies for achieving those goals. Although these goals and strategies are included in specific chapters, many of them cut across several different topic areas. Therefore, the goals and strategies from the entire plan are shown below.

People and Prosperity
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Population

Community Development: Reduce poverty through the improvement and beautification of neighborhoods and expansion of opportunities.

- Develop eco-tourism opportunities.
- Expand agricultural resources to develop an agricultural food hub.
- Remove blight and expand affordable housing.
- Improve existing water, sewer and road infrastructure.
- Construct or improve recreational facilities and community centers.
- Strengthen the community development infrastructure in Promise Zone communities by engaging and training diverse leaders and volunteers through programs that focus on leadership development, asset development and other community growth skills.

Crime Prevention and Law Enforcement: Reduce poverty by cutting crime, increasing public safety and developing a regional and holistic approach to crime prevention.

- Work with local, state and federal officials to develop a multipurpose forensics lab and training facility.
- Develop programs to give incentives to citizens for law enforcement careers, including ways to forgive student debt.
- Fund regional prosecutors and intelligence-based law enforcement programs.
- Seek support for additional law enforcement training programs.

K-12 Education and Early Childhood Development: Provide a holistic approach to education at all levels that prepares citizens for 21st century careers.

- Establish comprehensive training centers in high schools to connect educational and training opportunities directly to business.
- Establish a "Teacher Village" that develops strategies and programs to provide teachers with affordable housing as a way to attract more people into the region.

- Work with state and local officials to develop world-class programs for local schools.
- Renovate or construct state-of-the-art school facilities.
- Expand broadband capabilities across Jasper County.

Health Care: Ensure all people have access to affordable health care services, by promoting healthy living and by reducing chronic health problems.

- Establish a regional medical center of excellence, including emergency treatment facilities in Jasper County.
- Establishing regional mobile health units to reach people where they live for treatment and health education, including utilizing community paramedics to reduce costs.
- Build and renovate facilities to ensure effective and efficient health care delivery throughout the region.
- Expand community health centers and networks, including vigorous use of telemedicine services.
- Promote healthier living and lifestyles.
- Increase access to healthcare by attracting providers to the region.

Leadership: Foster leadership by empowering members of the community to become actively engaged in addressing community issues.

- Develop a "Leadership Jasper" program to build a bench of community leaders and achieve community goals. The program participants should reflect the demographics of the population.
- Encourage each "Leadership Jasper" class to identify an annual community service project.
- Conduct community education during the Census to ensure representation of all members of the community and an accurate Census count.

Economic Development

Develop businesses and attract public and private investment to grow jobs, decrease unemployment, and strengthen the local economy.

- Create widespread regional access to high-speed, broadband Internet.
- Establish a "Technology Village and Landing Pad" to attract high-tech investment and jobs.
- Develop competitive industrial sites and buildings, particularly those focusing on communications, technology, distribution, energy and telecommunications. Efforts should include development of a megasite within the region to attract large industries.
- Work with state and federal officials to provide additional business incentives targeted to rural communities.
- Expand transportation infrastructure, including expansion of runways to accommodate jets and connecting existing rail lines to more transportation opportunities.
- Improve existing water, sewer, road and airport infrastructure.
- Establish the Jasper port.
- Establish a regional wetlands bank.
- Improve public access to county GIS and other digital information for prospective businesses.

- Support the growth and development of entrepreneurs and local businesses through education, training, access to capital, etc.

Private Capital: Create jobs and provide self-employment opportunities by leveraging private capital, attracting private investments, and encouraging local engagement and ownership of local markets

- Establish an Investment Fund or "Enterprise Bank" to encourage and support private investment in the region.
- Develop a major regional attraction to transform the region into a destination.
- Establish programs and relationships to attract international investment.

Invest agricultural projects in a coordinated way to develop a food hub.Workforce Development: Provide sustainable employment with competitive wages and by educating area citizens to meet industry needs.

- Establish a dual Learning/Vocational Center of Excellence as a one-stop shop to provide education and training needed by existing and new industry.
- Establish links for vocational training in high schools with post-secondary technical training through shared facilities and programs.
- Develop a broad employability program to support youth apprenticeships, on-the-job training opportunities, drug -prevention programs, summer camps for skills, prison rehabilitation and training program.

Community Facilities

Promote pride in our community by eliminating litter and disposing of waste responsibility.

- Re-establish the local "Keep Jasper Beautiful" affiliate, working with the statewide coordinators at Palmetto Pride.
- Create a public outreach and educational program. Utilize technical assistance and outreach materials from DHEC to improve recycling rates and reduce contamination in the recycling waste stream.
- Work with haulers to identify needs and address issues at recycling centers.
- Meet regularly with the operators of materials recovery facilities to assess recycling contamination rates.
- Adopt and support the "Don't Waste Food SC" campaign developed by DHEC, with a focus on educating the community about how to reduce food waste at home.

Provide the highest quality emergency services to the public.

- Provide the most highly trained personnel to handle the needs of the public.
- Ensure adequate apparatus, equipment, facility and staffing coverage to provide fire and EMS services within recognized national standards.

Provide the highest quality public safety services to the public.

- Construct a new headquarters/training building for the Sherriff's Office.
- Increase budget to support needed staffing increases.
- Develop and implement a vehicle replacement plan.
- Equip all vehicles with computer systems for mobile data and add an in-house IT professional.
- Establish new substations in Levy and Cherry Point.
- Establish a Southern Division Office.

Provide community parks and facilities to promote healthy lifestyles and sense of community.

- Develop a parks and recreation plan.
- Conduct an assessment of each of the community center buildings and properties to determine necessary maintenance and upgrade needs.
- Identify areas of the county where additional community centers are needed.
- Maintain and strengthen the partnership for shared recreational facilities between Jasper County and the Jasper County School District. This is the most effective stewardship of public dollars, especially given the financial and resource demands on each entity.
- Partner with the municipalities in the development of youth and adults sports programming.

Transportation

Preserve, maintain, and enhance the existing transportation system.

- Give priority to projects that improve the condition of the existing transportation system or upgrade existing transportation facilities.
- Improve connections between modes of transportation.
- Seek opportunities to use access management and design treatments to improve the mobility of strategic corridors.

Improve the operational efficiency of the transportation network.

- Encourage initiatives that promote transit and other transportation modes as alternatives to the single occupancy vehicle.
- Promote the use of technological improvements as part of an overall transportation management strategy.
- Support measures that reduce travel during peak demand hours.

Support the economic vitality of the region.

- Give priority to transportation programs that retain existing businesses and attract new businesses to the area.
- Improve access to freight facilities (ports, airfields, industrial parks) for people and freight.
- Preserve existing abandoned railroad corridors for potential future use.
- Advocate efforts that encourage the development of tourism in the region.

Protect and enhance the environment.

- Minimize direct and indirect environmental impacts of the transportation system by considering improvements to the existing system ahead of newly constructed facilities.
- Minimize the impact of proposed transportation improvements to neighborhoods.
- Integrate land use and transportation policies to limit impacts to sensitive land, focus development in prime locations, encourage trips by modes other than personal automobiles, and enhance the region's quality of life.

Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.

- Create a system of interconnected streets to improve mobility and distribute traffic efficiently and appropriately by purpose and function.
- Encourage Complete Streets initiatives, streetscape and traffic calming features in roadway designs for collector and residential streets.
- Promote a bicycle- and pedestrian-friendly environment by filling gaps and improving connectivity among the region's homes, parks, community activity centers, employment hubs, and other key destinations.

Enhance the safety of the transportation system for all users.

- Provide a safe traveling experience for all users by implementing safety measures at high priority crash locations and improving facilities for bicyclists and pedestrians.
- Give priority to projects and programs that eliminate roadway hazards and improve safety.
- Support the development and implementation of roadway design standards that improve highway safety.

Enhance the security of the transportation system for all users.

- Assess transportation improvements in terms of impact to neighborhoods, travel times, and access to community services.
- Give priority to projects and programs that eliminate roadway hazards and improve security.
- Protect the capacity of I-95, strategic bridges, and other regional corridors that serve as evacuation routes for natural disasters.

Maintain financial responsibility in the development and preservation of the transportation system.

- Give priority to those transportation projects and programs that provide the greatest net benefit at the least cost.
- Ensure transportation projects and programs utilize available funds in the most cost-effective and financially responsible manner possible.
- Seek out additional federal and state transportation funds whenever possible.

Natural Resources

Protect the natural and scenic beauty of the County's landscape; the forests, tree canopied roads and wildlife habitat for natural, ecological, and economic benefits; and the quality of water resources for potential recreational opportunities and long term public water supplies.

- Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems.
- Ensure current water resource protection measures, including but not limited to the 50' riparian buffer and the Stormwater Management Design Manual, remain in place and actively enforced.
- Implement the recommendations of the *Lowcountry Regional Water Quality Management Plan*.
- Encourage and enforce silviculture BMPs on private lands following the State Forestry Commission BMPs.
- Evaluate planning and zoning regulations to provide protections to critical habitat, such as wading bird rookeries.
- Establish a local wetland protection ordinance.
- Establish a Natural Resource Protection Committee comprised of residents, local and state resource agencies, and non-governmental organizations (NGOs) to work with Jasper County on resource protection, including the objectives and strategies contained in this plan.
- Review and update the 2007 *Natural Resources Conservation Plan*.
- Identify the top priority areas of environmentally sensitive areas and critical wildlife habitat for permanent protection through conservation easements, acquisition, or other mechanisms.
- Develop plans for interpretive nature trails and apply for funding for projects through the State Parks and Recreation, SC Department of Transportation, and other sources.
- Provide incentives or requirements for developers to preserve natural vegetation such as significant trees and critical habitat areas.
- Adopt a Conservation Subdivision Design ordinance (see "Land Use"). Develop standards to allow for pervious roadways, where appropriate.
- Provide information and resources on programs available to restore critical natural areas, such as bottomland hardwoods, longleaf pine sites, etc.
- Develop a regional stormwater utility with consistent design standards for Jasper and Beaufort County to promote a watershed-based stormwater management strategy to address water quality issues.
- Encourage local mitigation for local projects, which could be facilitated through a regional wetlands mitigation bank (see Economic Development).
- Identify funding mechanisms to support and facilitate natural resource protection.

Cultural Resources

Protect the rich history and cultural resources of Jasper County which are critical to our community character and enhance our sense of place by supporting efforts to identify, designate and preserve historic and cultural resources in Jasper County, especially from encroachment by incompatible land uses.

- Update the list of potential sites for including on the National Register of Historic Places.
- Create an historic resources inventory in GIS to protect the existing structures and sites, including cemeteries. Use this inventory to educate current property owners and prospective developers.
- Include in the zoning ordinance specific provisions to avoid impacts to all historically significant sites and structures (in any zoning district). The historic inventories should be utilized to direct development.
- Document the cultural heritage of the African Americans in Jasper County. A large population of descendants from many West African nations continues to live in Jasper County.
- Seek grant awards and funding to improve and expand bicycle and pedestrian facilities that link county and municipal facilities, historic, and cultural resources. This should be a part of a Parks and Recreation Master Plan.

Expand awareness of the economic potential of protection and promotion of natural and cultural resources.

- Establish a historic district comprised of military fortifications throughout Jasper County.
- Provide education and outreach to owners of potential NRHP sites regarding the benefits of listing their property.
- Develop a Heritage and Ecotourism Plan. While a heritage tourism and ecotourism plan are not synonymous, there will be significant overlap. Developing one plan for both target markets will serve to maximize resources.

Land Use

Promote thoughtful, balanced growth and compatible land-use patterns that protect the character of Jasper County and provide a high quality of life for the community.

- Review land development regulations for consistency with the comprehensive plan and revise accordingly.
- Revise allowed uses in community commercial zoning district to be more compatible with small-scale and mixed-use development.
- Adopt a Conservation Subdivision Design (CSD) ordinance that can be used by right (i.e., not require a more complex review process than a conventional subdivision).
- Create screening requirements for residential development adjacent to, but not facing, the roadway.
- Ensure adequate screening and buffer requirements for industrial parks and developments.
- Expand the application of the corridor overlay designation to protect scenic roadways.

- Ensure SCDOT improvements are appropriate for the local context. For example, a dual-left turn lane (i.e., center lane that allows for turns in both directions) is a common section as rural highways are 'improved.' However, this approach can be very detrimental to rural character. All improvements should place a high priority on context sensitive design.
- Create special area plans for the hamlets, especially Gillisonville, Coosawhatchie, and Levy. The Levy special area plan should be a joint effort with the City of Hardeeville.
- Closely coordinate land use plans at the urban interface, i.e., areas where the unincorporated areas are adjacent to municipal boundaries.
- Create basic design guidelines, overlay district, or rural commercial zoning district for commercial development in hamlets and rural conservation areas.
- Provide the tools, resources, and procedures needed to support an efficient and effective development review process, such as permitting and tracking software, interagency coordination, etc.
- Upgrade GIS to include critical information, such as flood maps, topographic layers, accurate zoning information, etc. Implement protocols to ensure information is kept updated.

Housing

Provide diverse and equitable housing opportunities by providing more affordable housing, renovating existing homes and reducing blight to foster community pride.

- Recognize the importance of housing as a critical component of economic development: Increase awareness about the importance of affordable housing not only to provide all citizens with decent and affordable housing, but also to support economic development and business growth in the county.
- Establish a local housing authority with dedicated funding from the county and municipalities to ensure that affordable housing issues are considered as a part of daily governance and planning throughout Jasper County.
- Consider establishing an affordable housing trust fund could be used by the County (or a multi-county partnership) to provide buyer down payment assistance, homebuyer education, to assemble land, which could in turn be donated for the purpose of affordable housing construction, to make loans and/or directly subsidize new construction and of affordable housing or the rehabilitation of existing housing.
- Create incentives and assistance programs for housing preservation and rehabilitation. The historic housing stock in many areas of unincorporated Jasper County is reflective of the history and culture of Jasper County. Low-income residents often do not have the incomes needed to invest money in renovating these historic structures. Maintaining these historic homes is valuable both for providing affordable housing options and in maintaining the character of Jasper County.
- Utilize tax abatement to attract private development of affordable housing. The state and the county already have significant tax incentives in place to attract industry. Similar incentives should be considered to incentivize affordable housing development.
- Establish public/private partnerships for affordable housing, which may occur through land acquisition, assistance with infrastructure (water, sewer, streets, etc.), or tax abatements.

- Adopt density bonuses or inclusionary policies as part of conservation subdivision design (see Land Use element): Traditional multifamily development can be in conflict with a more rural setting. However, it can blend well when balanced with a conservation subdivision design that maximizes preservation of natural resources and minimizes the sprawl of infrastructure.
- Establish a regional trust fund to support home-buyers and encourage private investment.
- Establish a broad home revitalization program focusing on renovation, energy efficiency and development of sustainable local jobs in housing.
- Develop a home co-op or facility to allow the construction industry to take advantage of local materials and talent.
- Provide transitional housing support and services.

Population

Understanding the community composition of Jasper County is important in thinking about and understanding the other plan elements. This section highlights the demographics of the county. Throughout this section, data for the State of South Carolina are also provided as a point of reference. Most of the South Carolina data is provided as a percentage, as this is a more meaningful way to compare populations. Numbers are provided for data not related to people (i.e., income, etc.).

Population

As of July 1, 2017, the estimated population of Jasper County was approximately 28,458. Just over one-third of the county's population lives in the incorporated areas of the City of Hardeeville or Town of Ridgeland. As shown in the table below, most of the growth has occurred in the City of Hardeeville, which has almost doubled in population from 2010 to 2017. The county has seen a 14% increase in population from 2010 to 2017.

Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2017										
	April 1, 2010		Population Estimate (as of July 1)							
Geography	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017
Jasper County	24,777	24,779	24,931	25,297	25,797	26,428	26,762	27,605	28,071	28,458
City of Hardeeville	2,952	3,007	3,065	3,398	3,775	4,226	4,622	5,135	5,535	5,967
Town of Ridgeland	4,036	4,023	4,035	4,038	4,053	4,068	4,056	4,087	4,073	4,067
Source: U.S. Census Bureau, Population Division										

The following table illustrates the 2016 population estimates for Jasper County. The population is distributed almost equally between males and females. The median age of 37.9 years is slightly younger than the median age of 38.8 South Carolina.

Population Estimates by Gender & Age (2016)				
	Jasper County		South Carolina	
	Number	Percent	Number	Percent
Total population	27,186			
Gender				
Male	14,081	51.8%		48.6%
Female	13,105	48.2%		51.4%
Age				
Under 5 years	1,663	6.1%		6.0%
5 to 9 years	1,874	6.9%		6.4%
10 to 14 years	1,475	5.4%		6.3%
15 to 19 years	1,633	6.0%		6.5%
20 to 24 years	1,596	5.9%		7.2%
25 to 34 years	4,081	15.0%		12.9%

35 to 44 years	3,484	12.8%		12.4%
45 to 54 years	3,510	12.9%		13.5%
55 to 59 years	1,898	7.0%		6.8%
60 to 64 years	1,790	6.6%		6.3%
65 to 74 years	2,686	9.9%		9.6%
75 to 84 years	886	3.3%		4.4%
85 years and over	610	2.2%		1.7%
Median age (years)	37.9	(X)	38.8	(X)

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

The population of Jasper County is approximately one-half white and just over 44% black or African American, with a small percentage of Asian. The race and ethnicity of Jasper County somewhat mirrors South Carolina as a whole, although the percentage of black or African Americans is almost twice the state percentage and the percentage of Asian is approximately half.   Just over 13% of the population in Jasper County is of Hispanic or Latino ethnicity, which is more than twice the percentage of population statewide.

Population by Race (2016)			
	Jasper County		South Carolina
Race	Number	Percent	Percent
One race	26,914	99.0%	97.9%
White	13,803	50.8%	67.3%
Black or African American	11,986	44.1%	27.4%
American Indian and Alaska Native	0	0.0%	0.3%
Asian	198	0.7%	1.4%
Asian Indian	0	0.0%	0.3%
Chinese	93	0.3%	0.3%
Filipino	46	0.2%	0.2%
Japanese	37	0.1%	0.0%
Korean	0	0.0%	0.1%
Vietnamese	22	0.1%	0.2%
Other Asian [1]	0	0.0%	0.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	0.1%
Some other race	927	3.4%	1.5%
Two or more races	272	1.0%	2.1%
Hispanic or Latino			
Hispanic or Latino (of any race)	3,652	13.4%	5.3%
Mexican	2,917	10.7%	3.0%
Puerto Rican	68	0.3%	0.7%
Cuban	95	0.3%	0.2%
Other Hispanic or Latino	572	2.1%	1.5%
Not Hispanic or Latino	23,534	86.6%	94.7%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Households

A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily" (see footnote below).

Family households includes husband/wife families, male householder families, and female householder families. The majority of families in Jasper County are husband-wife families (44.2%), followed by female householder families (18.6%). Additional specifics of family composition are shown in the table below. Approximately 30% of households are nonfamily, which includes those who live alone as well as same-sex couple households with no relatives of the householder present.

Households by Type (2010)				
	Jasper County		South Carolina	
	Number	Percent	Number	Percent
Total households	8,517	100.0		100.0
Family households (families) [7]	5,944	69.8		67.5
With own children under 18 years	2,551	30.0		28.3
Husband-wife family	3,768	44.2		47.2
With own children under 18 years	1,490	17.5		17.7
Male householder, no wife present	596	7.0		4.7
With own children under 18 years	255	3.0		2.2
Female householder, no husband present	1,580	18.6		15.6
With own children under 18 years	806	9.5		8.4
Nonfamily households [7]	2,573	30.2		32.5
Householder living alone	2,115	24.8		26.5
Male	1,005	11.8		11.7
65 years and over	233	2.7		2.7
Female	1,110	13.0		14.8
65 years and over	483	5.7		6.6
Households with individuals under 18 years	3,140	36.9		32.8
Households with individuals 65 years and over	2,064	24.2		25.5
Average household size	2.73	(X)	2.49	(X)
Average family size [7]	3.23	(X)	3.01	(X)

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

Source: U.S. Census Bureau 2010 Census

Population Projections

Looking ahead, the growth of Jasper County is projected to continue. As a region, the populations of Beaufort and Jasper are projected to continue to increase, while Colleton and Hampton Counties are projected to lose population. The continued growth of Jasper County, particularly in the City of Hardeeville, is not surprising, particularly given Hardeeville's proximity to the high-growth area of Bluffton in Beaufort County.

Population Projections: 2015 - 2030						
	April 1, 2000	April 1, 2010	July 1, 2015	July 1, 2020	July 1, 2025	July 1, 2030
County	Census	Census	Projection	Projection	Projection	Projection
Beaufort	120,937	162,233	179,782	197,630	215,640	232,930
Colleton	38,264	38,892	37,740	36,500	35,060	33,300
Hampton	21,386	21,090	20,056	19,020	17,970	16,770
Jasper	20,678	24,777	27,889	31,840	37,200	44,080
South Carolina	4,012,012	4,625,364	4,894,834	5,175,800	5,457,700	5,730,490

Sources: U.S. Census Bureau, U.S. Census Bureau, Census 2000, Census 2010, and Vintage 2016 Annual Population Estimates; S.C. Department of Health and Environmental Control - Vital Records Department.
Population projections calculated by South Carolina Department of Revenue and Fiscal Affairs - Health and Demographics Section.

The City of Hardeeville's development map (dated March 2011) indicates over 50,000 residential units to be developed in the City of Hardeeville. The actual population growth over the next decade and beyond will be influenced by the rate at which these projects will be developed and occupied.

Educational Achievement

Jasper County has struggled with its public-school system for many years, the results of which are evident in the table below. Over one-third of 18 – 24-year old's do not have a high school diploma or equivalent, which is more than double the percentage of the state. Looking at the segment of the population 25 years and over, almost a quarter of this age group also lacks a high school diploma or equivalent. Almost 15% of this age group holds a bachelor's degree or higher, as compared with 26.5% statewide.

Educational Achievement (2016)				
	Jasper County			South Carolina
	Number	Percent		Percent
Population 18 to 24 years	2,358	(X)		(X)
Less than high school graduate	783	33.2%		14.3%
High school graduate (includes equivalency)	779	33.0%		31.4%
Some college or associate's degree	734	31.1%		45.7%
Bachelor's degree or higher	62	2.6%		8.6%
Population 25 years and over	18,945	(X)		(X)
Less than 9th grade	1,330	7.0%		4.7%
9th to 12th grade, no diploma	2,758	14.6%		9.3%
High school graduate (includes equivalency)	6,829	36.0%		29.5%
Some college, no degree	4,034	21.3%		21.0%
Associate's degree	1,242	6.6%		9.1%
Bachelor's degree	1,773	9.4%		16.9%
Graduate or professional degree	979	5.2%		9.6%
Percent high school graduate or higher	(X)	78.4%		86.0%
Percent bachelor's degree or higher	(X)	14.5%		26.5%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

The table below provides more detail regarding student enrollment at public and private schools in Jasper County. The majority of students at all grade levels attend public school, particularly at the high school level. More detail regarding school facilities in Jasper County is provided in the Community Facilities chapter.

Private School and Public School Attendance (2016 Estimates)						
	Total		In Public School		In Private School	
	Number	Percent	Number	Percent	Number	Percent
Population 3 years and over enrolled in school	5,988	(X)	(X)	77.5%	(X)	22.5%
Nursery school, preschool	335	5.6%	240	71.6%	95	28.4%
Kindergarten to 12th grade	4,402	73.5%	3,362	76.4%	1,040	23.6%
Kindergarten	600	10.0%	382	63.7%	218	36.3%
Elementary: grade 1 to grade 4	1,355	22.6%	1,101	81.3%	254	18.7%
Elementary: grade 5 to grade 8	1,278	21.3%	882	69.0%	396	31.0%
High school: grade 9 to grade 12	1,169	19.5%	997	85.3%	172	14.7%
College, undergraduate	1,166	19.5%	998	85.6%	168	14.4%
Graduate, professional school	85	1.4%	43	50.6%	42	49.4%
Population enrolled in college or graduate school	1,251	20.9%	1,041	83.2%	210	16.8%
Males enrolled in college or graduate school	629	20.1%	546	86.8%	83	13.2%
Females enrolled in college or graduate school	622	21.7%	495	79.6%	127	20.4%
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates						

The following table provides a comparison of the percentage of students at various age levels in school as compared to state statistics. The percentage of students in school in Jasper County is comparable to students in school across South Carolina. The percentage drops slightly into the high school ages and then again from age 18 and up.

School Enrollment by Age (2016 Estimates)			South Carolina
	Jasper County		
	Number	Percent	Percent
Population 3 to 4 years	746		
3 to 4 year olds enrolled in school	291	39.0%	46.2%
Population 5 to 9 years	1,874		
5 to 9 year olds enrolled in school	1,865	99.5%	95.8%
Population 10 to 14 years	1,475		
10 to 14 year olds enrolled in school	1,475	100.0%	98.3%
Population 15 to 17	871		
15 to 17 year olds enrolled in school	786	90.2%	96.7%

Population 18 to 19 years	762			
18 and 19 year olds enrolled in school	452	59.3%		71.6%
Population 20 to 24 years	1,596			
20 to 24 year olds enrolled in school	466	29.2%		38.7%
Population 25 to 34 years	4,081			
25 to 34 year olds enrolled in school	397	9.7%		12.0%
Population 35 years and over	14,864			
35 years and over enrolled in school	256	1.7%		2.7%
Population 18 to 24 years	2,358			
Enrolled in college or graduate school	597	25.3%		39.6%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Income

The U.S. Census Bureau provides income data and estimates in multiple formats. The following table provides a comparison of median individual income in Jasper County and South Carolina. The overall median income in Jasper County is approximately $6,000 lower than the state. For male workers, the difference is even greater at over $12,000.

Income in the Past 12 Months (in 2016 Inflation-Adjusted Dollars) Median Individual Income (2016 Estimate)		
	Jasper County	South Carolina
Median earnings for workers	$21,617	$27,769
Median earnings for male full-time, year-round workers	$30,445	$42,991
Median earnings for female full-time, year-round workers	$27,032	$34,389

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Household income levels are shown below. Median household income – that is, half of households have income that is higher and half is lower – is almost $8,000 lower in Jasper County than South Carolina. Mean household income – or the average household income – is almost $15,000 less in Jasper County than South Carolina.

Income in the Past 12 Months (in 2016 Inflation-Adjusted Dollars) Median Individual Income (2016 Estimate)				
	Jasper County		South Carolina	
	Number	Percent	Number	Percent
Households	9,298			
Less than $10,000	858	9.2%		8.5%
$10,000 to $14,999	700	7.5%		6.2%
$15,000 to $24,999	1,173	12.6%		11.9%

$25,000 to $34,999	1,338	14.4%		11.4%
$35,000 to $49,999	1,993	21.4%		14.7%
$50,000 to $74,999	1,307	14.1%		18.2%
$75,000 to $99,999	929	10.0%		11.5%
$100,000 to $149,999	764	8.2%		10.9%
$150,000 to $199,999	174	1.9%		3.6%
$200,000 or more	62	0.7%		3.2%
Median household income (dollars)	38,991	(X)	46,898	(X)
Mean household income (dollars)	49,128	(X)	64,115	

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Income in the Past 12 Months (in 2016 Inflation-Adjusted Dollars) Additional Sources of Income (2016)				
	Jasper County		South Carolina	
	Number	Percent	Number	Percent
With earnings	7,135	76.7%	1,370,358	74.5%
Mean earnings (dollars)	47,601	(X)	64,148	(X)
With Social Security	3,202	34.4%	627,982	34.1%
Mean Social Security income (dollars)	18,854	(X)	18,501	(X)
With retirement income	1,652	17.8%	377,094	20.5%
Mean retirement income (dollars)	20,874	(X)	23,438	(X)
With Supplemental Security Income	345	3.7%	98,103	5.3%
Mean Supplemental Security Income (dollars)	8,123	(X)	9,089	(X)
With cash public assistance income	239	2.6%	26,346	1.4%
Mean cash public assistance income (dollars)	2,776	(X)	2,501	(X)
With Food Stamp/SNAP benefits in the past 12 months	1,941	20.9%	272,322	14.8%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Not surprisingly, there is a correlation between educational level and income. As shown below, the higher the educational level, the higher the median income. Gender is also a factor, as there is a significant gap between median earnings of men and women at each educational level.

Income in the Past 12 Months (in 2016 Inflation-Adjusted Dollars) Median Earnings in the Past 12 Months (in 2016 Inflation-Adjusted Dollars)				
	Total	Male	Female	% Less Earned by Females
Population 25 years and over with earnings	$24,203	$27,380	$20,628	24.7%
Less than high school graduate	$18,848	$21,340	-	-
High school graduate (includes equivalency)	$23,722	$26,236	$19,073	27.3%
Some college or associate's degree	$26,038	$31,975	$22,417	29.9%
Bachelor's degree	$32,917	$36,813	$24,833	32.5%

Graduate or professional degree	$46,927	$49,107	$46,693	4.9%

Poverty

The figures below provide detail regarding how poverty impacts families as well as individuals. For families, the poverty level is highest in female householder families, especially where children are present. The impact on children is staggering, as over 40% of children in Jasper County are living in poverty.

Percentage of Families and People Whose Income in the Past 12 Months is Below the Poverty Level (2016)	Jasper County	South Carolina
	Percent	Percent
All families	17.8%	12.8%
With related children of the householder under 18 years	28.2%	21.1%
With related children of the householder under 5 years only	27.5%	22.8%
Married couple families	10.0%	5.6%
With related children of the householder under 18 years	20.4%	8.2%
With related children of the householder under 5 years only	7.8%	6.5%
Families with female householder, no husband present	37.2%	33.9%
With related children of the householder under 18 years	47.4%	44.6%
With related children of the householder under 5 years only	51.9%	53.8%
All people	23.4%	17.2%
Under 18 years	40.6%	25.3%
Related children of the householder under 18 years	40.5%	25.0%
Related children of the householder under 5 years	40.3%	29.2%
Related children of the householder 5 to 17 years	40.6%	23.5%
18 years and over	18.6%	14.8%
18 to 64 years	21.0%	16.2%
65 years and over	8.9%	9.5%
People in families	22.2%	14.5%
Unrelated individuals 15 years and over	29.3%	28.9%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

According to the U.S. Census Bureau, 23.4% of individuals in Jasper County are below the poverty level, as compared with 17.2% statewide and 15.1% in the United States.   In looking at the ramifications of educational achievement, it becomes clear why education is so important. There is an inverse relationship between poverty and education – in other words, the lower the educational achievement, the higher the poverty rate. This is true both in Jasper County as well as statewide. The issue is even more evident for women – a staggering 41% of women with less than a high school diploma or equivalent are living below the poverty level.

Poverty Rate for the Population 25 years and Over for Whom Poverty Status is Determined by Educational Level				
	Jasper County			South Carolina
	Males	Females	Total	Total
Less than high school graduate	14.3%	41.0%	26.0%	30.4%
High school graduate (includes equivalency)	16.6%	19.4%	17.9%	15.8%
Some college or associate's degree	16.3%	15.6%	15.9%	10.9%
Bachelor's degree or higher	4.4%	1.9%	3.2%	4.2%
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates				

In the community survey, education was identified as the top concern in Jasper County and rightly so. What was not mentioned as much, however, is poverty. As shown above, 40% of children in Jasper County live below the poverty level. Every child in the public school system is eligible for free lunch. For the educational achievement of Jasper County's students to improve, the poverty issue must be addressed.

Poverty reduction has no silver bullet and there is no easy answer. Perhaps the biggest challenge is no one entity or organization "owns" the issue. The School District is responsible for education, the County Council is responsible for public services, but the responsibility of reducing poverty in the community lies with everyone.   Breaking the cycle of poverty will take a dedicated, funded effort and participation from a wide range of stakeholders in the community.

Health Data

There is an increasing recognition in the links and importance between planning and community health. Therefore, although not a requirement of the state's comprehensive planning regulations, this section contains a high level overview of health data in Jasper County, as provided by County Health Rankings & Roadmaps, a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute (learn more at http://www.countyhealthrankings.org/about-us).

Out of 46 counties in South Carolina, Jasper County ranks 27th in overall rank of health outcomes. More specifics are provided below. Interestingly, neighboring Beaufort County ranks number 1 in South Carolina, meaning it has the best overall health outcomes in the state. The health rankings are comprised from both health outcomes and health factors, as shown in the graphic to the right.
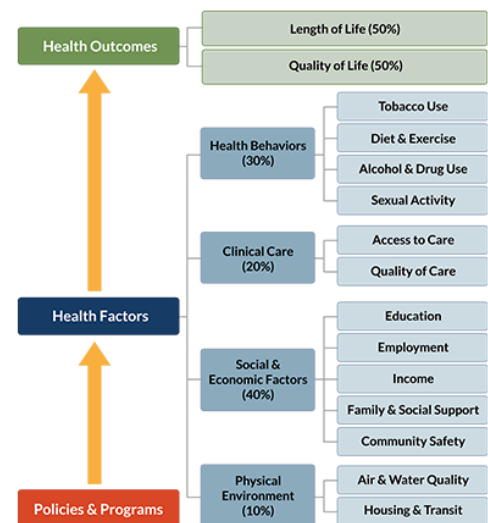
Measure Description		US	SC	Jasper Co	Rank
HEALTH OUTCOMES					**27**
LENGTH OF LIFE					**23**
Premature death	Years of potential life lost before age 75 per 100,000 population	6,700	8,300	9,400	
QUALITY OF LIFE					**34**
Poor or fair health	% of adults reporting fair or poor health	16%	19%	23%	
Poor physical health days	Average # of physically unhealthy days reported in past 30 days	3.7	4.2	4.7	
Poor mental health days	Average # of mentally unhealthy days reported in past 30 days	3.8	4.4	4.9	
Low birthweight	% of live births with low birthweight (< 2500 grams)	8%	10%	11%	
HEALTH FACTORS					**33**
HEALTH BEHAVIORS					**25**
Adult smoking	% of adults who are current smokers	17%	20%	19%	
Adult obesity	% of adults that report a BMI ≥ 30	28%	32%	39%	
Food environment index	Index of factors that contribute to a healthy food environment, (0-10)	7.7	6.0	7.4	
Physical inactivity	% of adults aged 20 and over reporting no leisure-time physical activity	23%	25%	30%	
Access to exercise opportunities	% of population with adequate access to locations for physical activity	83%	54%	5%	
Excessive drinking	Excessive drinking % of adults reporting binge or heavy drinking	18%	18%	16%	
Alcohol-impaired driving deaths	% of driving deaths with alcohol involvement	29%	37%	26%	
Sexually transmitted infections	# of newly diagnosed chlamydia cases per 100,000 population	478.8	569.9	412.2	
Teen births	Teen births # of births per 1,000 female population ages 15-19	27	33	51	
CLINICAL CARE					**45**
Uninsured	% of population under age 65 without health insurance	11%	13%	19%	
Primary care physicians	Ratio of population to primary care physicians	1,320:1	1,480:1	3,090:1	
Dentists	Ratio of population to dentists	1,480:1	1,890:1	2,370:1	
Mental health providers	Ratio of population to mental health providers	470:1	640:1	2,590:1	
Preventable hospital stays	# of hospital stays for ambulatory-care sensitive conditions per 1,000 Medicare enrollees	49	46	57	
Diabetes monitoring	% of diabetic Medicare enrollees ages 65-75 that receive HbA1c monitoring	85%	86%	84%	
Mammography screening	% of female Medicare enrollees ages 67-69 that receive mammography screening	63%	68%	61%	
SOCIAL AND ECONOMIC FACTORS					**32**
High school graduation	% of ninth-grade cohort that graduates in four years	83%	80%	78%	
Some college	% of adults ages 25-44 with some post-secondary education	65%	62%	39%	
Unemployment	% of population aged 16 and older unemployed but seeking work	4.9%	4.8%	4.2%	
Children in poverty	% of children under age 18 in poverty	20%	23%	35%	
Income inequality	Ratio of household income at the 80th percentile to income at the 20th percentile	5	4.8	4.5	
Children in single-parent households	% of children that live in a household headed by a single parent	34%	39%	49%	
Social associations	# of membership associations per 10,000 population	9.3	11.8	8.6	
Violent crime	# of reported violent crime offenses per 100,000 population	380	521	289	
Injury deaths	# of deaths due to injury per 100,000 population	65	77	102	
PHYSICAL ENVIRONMENT					**3**
Air pollution, particulate matter	Average daily density of fine particulate matter in micrograms per cubic meter (PM2.5)	8.7	9.7	9.0	
Drinking water violations	Indicator of the presence of health-related drinking water violations. Yes - indicates the presence of a violation, No - indicates no violation.	NA	NA	No	
Severe housing problems	% of households with overcrowding, high housing costs, or lack of kitchen or plumbing facilities	19%	16%	21%	
Driving alone to work	% of workforce that drives alone to work	76%	83%	69%	
Long commute – driving alone	Among workers who commute in their car alone, % commuting > 30 minutes	35%	33%	53%	

Recommendations

Given the extensive work that has gone into South Carolina Promise Zone Strategic Action Plan (see Economic Development), the goals and strategies are adapted from the Plan below.

Community Development: Reduce poverty by focusing on development of Promise Zone communities, including improvement and beautification of neighborhoods, and expansion of opportunities.

- Develop eco-tourism opportunities.
- Expand agricultural resources to develop an agricultural food hub.
- Remove blight and expand affordable housing.
- Improve existing water, sewer and road infrastructure.
- Construct or improve recreational facilities and community centers.
- Strengthen the community development infrastructure in Promise Zone communities by engaging and training diverse leaders and volunteers through programs that focus on leadership development, asset development and other community growth skills.

Crime Prevention and Law Enforcement: Reduce poverty by cutting crime, increasing public safety and developing a regional and holistic approach to crime prevention.

- Work with local, state and federal officials to develop a multipurpose forensics lab and training facility.
- Develop programs to give incentives to citizens for law enforcement careers, including ways to forgive student debt.
- Fund regional prosecutors and intelligence-based law enforcement programs.
- Seek support for additional law enforcement training programs.

K-12 Education and Early Childhood Development: Provide a holistic approach to education at all levels that prepares citizens for 21st century careers.

- Establish comprehensive training centers in high schools to connect educational and training opportunities directly to business.
- Establish a "Teacher Village" that develops strategies and programs to provide teachers with affordable housing as a way to attract more people into the region.
- Work with state and local officials to develop world-class programs for local schools.
- Renovate or construct state-of-the-art school facilities
- Expand broadband capabilities across Jasper County.

Health Care: Ensure all people have access to affordable health care services, by promoting healthy living and by reducing chronic health problems.

- Establish a regional medical center of excellence, including emergency treatment facilities in Jasper County.

- Establishing regional mobile health units to reach people where they live for treatment and health education, including utilizing community paramedics to reduce costs..
- Build and renovate facilities to ensure effective and efficient health care delivery throughout the region.
- Expand community health centers and networks, including vigorous use of telemedicine services.
- Promote healthier living and lifestyles.
- Increase access to healthcare by attracting providers to the region.

The following goal and strategies are provided in addition to the goals and strategies from the South Carolina Promise Zone Strategic Action Plan.

Leadership: Foster leadership by empowering members of the community to become actively engaged in addressing community issues.

- Develop a "Leadership Jasper" program to build a bench of community leaders and achieve community goals. The program participants should reflect the demographics of the population.
- Encourage each "Leadership Jasper" class to identify an annual community service project.
- Conduct community education during the Census to ensure representation of all members of the community and an accurate Census count.

Economic Development

In the economic development world, targeted strategies can help attract new businesses and employers to an area. Jasper County offers many advantages to attract new businesses and jobs to the area, including a great location, seven interchanges along I-95, and the pending development of the Jasper Ocean Terminal. However, the new port is not scheduled to be open for almost twenty years, so the county must continue to seek additional businesses and opportunities. In addition, a diversified economy (that is not solely reliant on one or two industries) is more resilient.

Employment

The table below provides a summary of employment data for Jasper County. Just over 62 percent of the population over the age of 16 is in the labor force, which is slightly higher than the state average. The civilian unemployment rate in Jasper County was 10 percent, as compared with 8.4 percent in South Carolina.

Employment Status (2016 Estimates)				
	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
EMPLOYMENT STATUS				
Population 16 years and over	21,814	21,814		
In labor force	13,541	62.1%		60.8%
Civilian labor force	13,469	61.7%		60.0%
Employed	12,125	55.6%		55.0%
Unemployed	1,344	6.2%		5.0%
Armed Forces	72	0.3%		0.8%
Not in labor force	8,273	37.9%		39.2%
Civilian labor force	13,469	13,469		
Unemployment Rate	(X)	10.0%	(X)	8.4%
Females 16 years and over	10,491	10,491		
In labor force	5,732	54.6%		56.5%
Civilian labor force	5,696	54.3%		56.2%
Employed	5,286	50.4%		51.5%
Own children of the householder under 6 years	2,074	2,074		
All parents in family in labor force	1,234	59.5%		67.7%
Own children of the householder 6 to 17 years	3,454	3,454		
All parents in family in labor force	2,503	72.5%		72.2%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Looking more specifically at unemployment, the chart below shows that unemployment in Jasper County over the last ten years has been declining and generally peaked in 2009, which was during the time of a nationwide recession due largely to the collapse of the housing market.
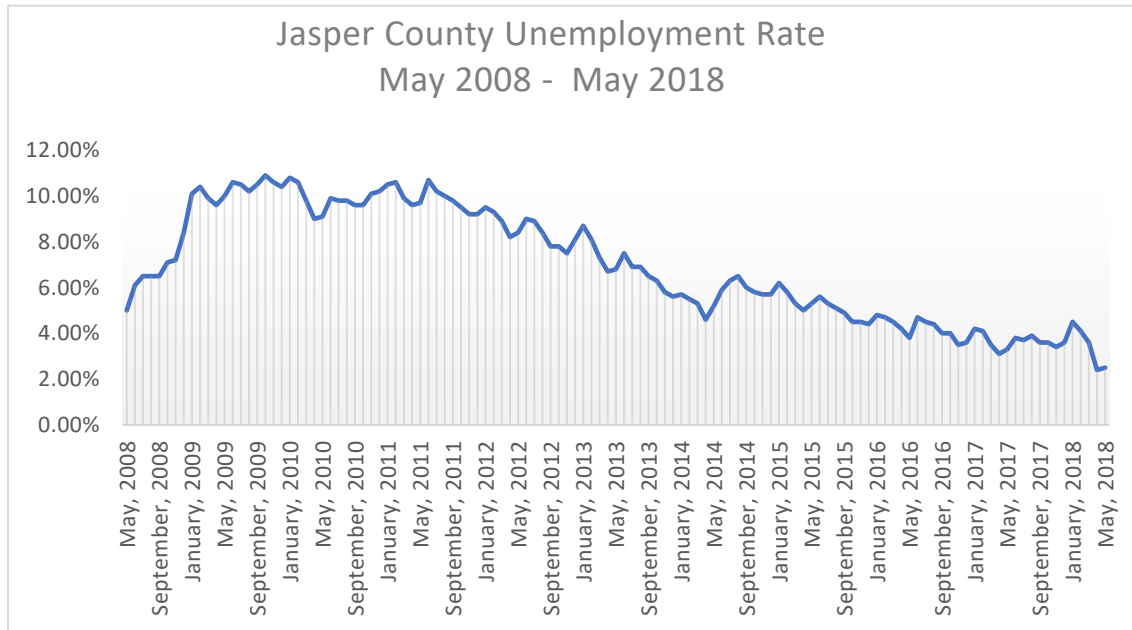
Most people are employed by private industry, followed by government.

| | Jasper County | | South Carolina |
	Estimate	Percent	Percent
CLASS OF WORKER			
Civilian employed population 16 years and over	12,125	12,125	
Private wage and salary workers	9,349	77.1%	79.1%
Government workers	1,655	13.6%	15.5%
Self-employed in own not incorporated business workers	1,121	9.2%	5.2%
Unpaid family workers	0	0.0%	0.2%
Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates			

Commuting Patterns

As shown below, most people commute to work alone, which is consistent with workers across the state. However, more than 20 percent of workers carpool, which is more than twice the state and the percentage of people who walked is also higher than the state percentage. The average commute time to work is approximately 30 minutes.

	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
Workers 16 years and over	11,955	11,955		
Car, truck, or van -- drove alone	8,223	68.8%		82.8%
Car, truck, or van -- carpooled	2,558	21.4%		9.3%
Public transportation (excluding taxicab)	33	0.3%		0.6%
Walked	382	3.2%		2.2%
Other means	177	1.5%		1.6%
Worked at home	582	4.9%		3.6%
Mean travel time to work (minutes)	29.8	(X)	24.1	(X)

As shown to the right, the number of vehicles available per households may be a factor for the higher carpool rate in Jasper County than the state.

Vehicles Available	Jasper County	South Carolina
Workers 16 years and over in households	11,945	2,083,875
No vehicle available	1.8%	2.4%
1 vehicle available	30.3%	21.3%
2 vehicles available	40.9%	42.7%
3 or more vehicles available	27.0%	33.7%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

In 2010, there were more people leaving Jasper County than coming into Jasper County for work by a difference of 2,648 commuters. Of those leaving Jasper County for work, the majority were travelling to the nearby job centers in Beaufort County or Chatham County, Georgia, which is home to the City of Savannah.

Commuting Patterns out of Jasper in 2010			
Rank	Commuters Working In	Total Commuters	Percent
1	Jasper, SC	4,925	48.2%
2	Beaufort, SC	3,787	37.1%
3	Chatham County, GA	1,040	10.2%
4	Hampton, SC	155	1.5%
5	Charleston, SC	126	1.2%
6	Colleton, SC	70	0.7%
7	Effingham County, GA	30	0.3%
8	Oconee, SC	28	0.3%
9	Florence, SC	24	0.2%
10	Aiken, SC	16	0.2%
11	Hartford County, CT	11	0.1%
12	Spartanburg, SC	9	0.1%
	TOTAL	10,221	

Source: United States Census Bureau; SC Works

Commuting Patterns into Jasper in 2010			
Rank	Commuters Working In	Total Commuters	Percent
1	Jasper, SC	4,925	65.0%
2	Beaufort, SC	1,756	23.2%
3	Hampton, SC	660	8.7%
4	Berkeley, SC	62	0.8%
5	Colleton, SC	47	0.6%
6	Orangeburg, SC	37	0.5%
7	Allendale, SC	34	0.4%
8	Oconee, SC	29	0.4%
9	Dorchester, SC	13	0.2%
10	Barnwell, SC	10	0.1%
	TOTAL	7,573	

Source: United States Census Bureau; SC Works

Industry

This section examines the types of employment of workers in Jasper County as well as the industries that are most prevalent in the county. As shown below, the highest occupations in Jasper County are service occupations (25.2%), followed closely by sales and office (23.3%) and natural resources, construction, and maintenance occupations (21.9%).

	Jasper County		South Carolina
	Estimate	Percent	Percent
OCCUPATION			
Civilian employed population 16 years and over	12,125	12,125	
Management, business, science, and arts occupations	2,233	18.4%	33.5%
Service occupations	3,057	25.2%	18.1%
Sales and office occupations	2,827	23.3%	24.6%
Natural resources, construction, and maintenance occupations	2,650	21.9%	9.0%
Production, transportation, and material moving occupations	1,358	11.2%	14.7%

A closer look at industry supports the numbers above. As shown below, construction is the strongest industry (17.1%) which is not surprising, given the growth in southern Jasper County and neighboring Beaufort County. Retail trade is the next strongest industry (15.0%), followed by educational services, and health care and social assistance.

	Jasper County		South Carolina
	Estimate	Percent	Percent
INDUSTRY			
Civilian employed population 16 years and over	12,125		
Agriculture, forestry, fishing and hunting, and mining	209	1.7%	1.0%
Construction	2,078	17.1%	6.3%
Manufacturing	624	5.1%	13.8%
Wholesale trade	285	2.4%	2.7%
Retail trade	1,814	15.0%	12.2%
Transportation and warehousing, and utilities	623	5.1%	4.7%
Information	218	1.8%	1.8%
Finance and insurance, and real estate and rental and leasing	391	3.2%	5.8%
Professional, scientific, and management, and administrative and waste management services	1,381	11.4%	9.8%
Educational services, and health care and social assistance	1,789	14.8%	21.6%
Arts, entertainment, and recreation, and accommodation and food services	1,480	12.2%	10.5%
Other services, except public administration	561	4.6%	5.1%
Public administration	672	5.5%	4.7%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Specifics regarding the number establishments per industry and their payroll impact to the county are shown below. Retail trade has the highest total payroll overall. This does not, however, translate to the highest wages, at an average weekly wage of $674.

Quarterly Census of Employment and Wages (QCEW) for Multiple Industries in Jasper in 2017				
			Wages	
Industry	Industry Code	Establishments	Total Wage	Average Weekly Wage
Total, All Industries	10	674	$344,126,419	$721
Accommodation and Food Services	72	62	$14,669,746	$340
Administrative and Waste Services	56	49	$20,870,204	$705
Agriculture, Forestry, Fishing and Hunting	11	15	$7,933,084	$857
Arts, Entertainment, and Recreation	71	6	$3,235,024	$549
Construction	23	124	$45,093,104	$876
Educational Services	61	14	$23,230,236	$707
Finance and Insurance	52	21	$8,692,471	$1,683
Health Care and Social Assistance	62	54	$55,059,328	$599
Manufacturing	31-33	27	$18,525,958	$793
Other Services, Except Public Administration	81	57	$5,871,537	$538
Professional and Technical Services	54	44	$12,646,775	$962
Public Administration	92	21	$32,224,820	$785
Real Estate and Rental and Leasing	53	17	$2,460,594	$920
Retail Trade	44-45	104	$60,687,599	$674
Transportation and Warehousing	48-49	23	$6,234,444	$821
Wholesale Trade	42	27	$12,375,204	$1,108

AVERAGE WEEKLY WAGE (2017)

Industry	Wage
Accommodation and Food Services	$340
Other Services, Except Public Administration	$538
Arts, Entertainment, and Recreation	$549
Health Care and Social Assistance	$599
Retail Trade	$674
Administrative and Waste Services	$705
Educational Services	$707
Public Administration	$785
Manufacturing	$793
Transportation and Warehousing	$821
Agriculture, Forestry, Fishing and Hunting	$857
Construction	$876
Real Estate and Rental and Leasing	$920
Professional and Technical Services	$962
Wholesale Trade	$1,108
Finance and Insurance	$1,683

The 20 largest employers in Jasper County are alphabetically below.

- Carecore National LLC
- CBM Enterprise LLC
- City of Hardeeville
- Cleland Site Prep Inc
- Coastal Carolina Medical Center Inc
- Coastal States Automotive Group Mgt
- Compassion Healthcare Inc
- County of Jasper
- Daniel Defense Inc
- Jasper County Board of Disabilities
- Jasper County School District
- Myers Edge Inc
- OC Welch Ford Lincoln Mercury Inc
- Palmetto Electric Co-op Inc
- Peacock Management Group LLC
- Publix Super Markets Inc
- Ridgeland Nursing Center Inc
- SC Department of Corrections
- Wal-Mart Associates Inc
- Waste Pro of South Carolina Inc.

The Jasper County Chamber of Commerce, by action of its organization and through the work of its committees is dedicated to the objectives of stimulating growth and development of Jasper County and the State of South Carolina, and to the preservation of the American Way of Life, with special emphasis on advancing scientific, educational, charitable, commercial, civic, industrial, agricultural and general interest of the area it serves.
www.jaspersc.org

(Source: S.C. Department of Employment & Workforce - 2017 Q3)

Current Initiatives

Economic development in Jasper County is led by the SouthernCarolina Regional Development Alliance, which serves seven counties in the region: Allendale, Bamberg, Barnwell, Beaufort, Colleton, Hampton, and Jasper.

As stated on their website (http://southerncarolina.org/about-sca), since 1996, SouthernCarolina Alliance's scope of services to member counties has increased tremendously because of several factors. As one of eight regional economic development alliances in South Carolina, SouthernCarolina Alliance represents the most rural economic development region of the state. Because of trends in the field, as well as an evolving focus at the state level, SouthernCarolina Alliance has initiated our own marketing and recruitment efforts around the world. In doing so, the Alliance has built coalitions with industry and government leaders in our state and nation's capitals, across Europe and North America, and within our own region of South Carolina.

SouthernCarolina Alliance markets multi-county industrial parks, industrial buildings, and sites encompassing over 14,000 acres of industrial property for development. With a primary focus of marketing our region both nationally and internationally, SCA operates with a professional staff specializing in marketing, industrial recruitment, commercial recruitment, product development, grant administration and project management.

SCA assists existing industries with expansions and new industries with start-ups, serving as a liaison to state government, including the SC Department of Commerce, SC Department of Revenue, SC Department of Health and Environmental Control, and other agencies involved in licensing, permitting and labor issues. The Alliance has assisted these industries in the execution and funding of environmental and engineering studies and site preparation, as well as public relations. The SouthernCarolina Alliance focuses on four primary areas: marketing, product development, community development, and workforce development.

SC Promise Zone

In 2015, the Southern Carolina region of South Carolina was named one of eight Promise Zones across the country. This designation remains in place for ten years and includes two primary tools:

1. assistance from federal workers to help counties, government agencies and other community partners apply for existing federal grants and
2. applications that come from groups working in or for the Promise Zone area will get extra points for grant applications submitted to certain federal agencies.

The South Carolina Promise Zone Strategic Action Plan is:

- a long-term map that outlines transformational ideas and projects developed over six months through extensive collaborative efforts. The plan focuses on ways to make dramatic changes to accomplish the Promise Zone goal of reducing poverty in the region.
- The plan is also a tool for organizations applying for grants through the Promise Zone process. The plan provides specific documentation in an easy-to-use format to reference big ideas, projects and specific goals in submitting any applications for funding. If grant applicants need more specific details from strategic planning sessions, they can find additional documentation in the longer Strategic Action Framework (available online at www.scpromisezone.org) from which this action plan was developed.

The South Carolina Promise Zone is largely an economic development initiative, but the strategic plan includes recommendations for many other areas of the community and are included in various chapters of this plan.

Industrial Parks

There are multiple privately and public owned industrial sites listed throughout Jasper County. A summary of these sites is provided below (source: SouthernCarolina website)

Site Name	Size	Summary
Sherwood Tract	1,388 acres	On Hwy 17 in Hardeeville, access to rail
Moultrie Tract	671 acres	Off of exit 22 in Ridgeland
Point South Commerce Park	445 acres	Located at exit 33 in unincorporated Jasper, 50,000 SF spec building
RiverPort Business Park	342 acres	Located on Hwy 17, CSX Rail Adjacent to Site, SC Certified Site, Due Diligence Complete, access to rail, additional 1,000 acres available

Cypress Ridge Ind Park	262 acres	SC Certified, Due Diligence Completed, located 5 minutes from Exit 21 on I-95, 40,000 SF spec building, owned by Jasper County
Hardeeville Industrial Park	162 acres	Off exit 5 in Hardeeville, adjacent to rail, owned by City of Hardeeville
Firefly Industrial Site	14 acres	Just off Exit 21, adjacent to I-95, 4,000 Feet of Frontage on I-95 2,000 SF Warehouse on site
12362 Speedway Blvd	4 acres	Located on Hwy 17 in Hardeeville, shovel ready

Jasper Port

The proposed development of a new port on the Savannah River has been a vision for Jasper County for many years. The Jasper Port is currently in active planning stages of additional capacity that will be needed for the region. The purpose for the Jasper Ocean Terminal is "to provide a bi-state owned and

operated port facility in Jasper County, South Carolina on the Savannah River than can accommodate a minimum of 25 years of projected throughput growth for containerized cargo in support of economic development for the region."

The proposed project will be located on 1500 acres with a capacity of 7 million TEUs. The original target date for the Jasper Port was 2025. According to an update provided by the South Carolina Ports Authority, March 22, 2018, the new timeframe for phase one of the Jasper Ocean Terminal is 2035 – 37 based on best estimates. Substantial work will be needed to the road and rail infrastructure to support the Jasper Ocean Terminal.
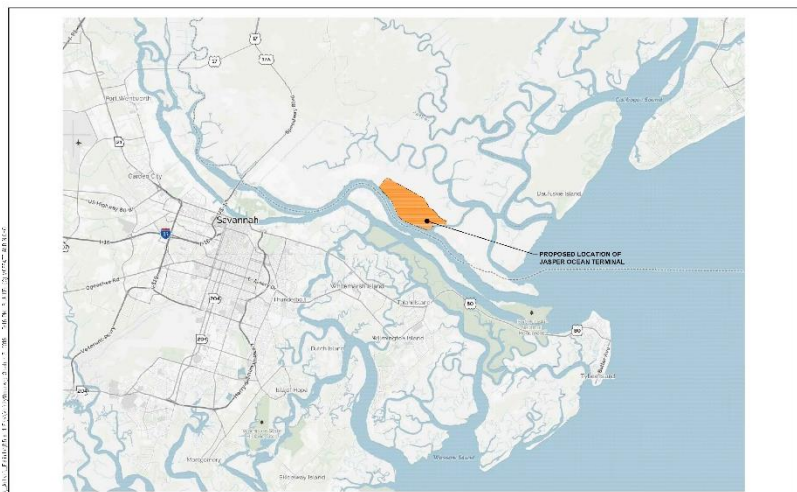
EXHIBIT 1 - VICINITY MAP
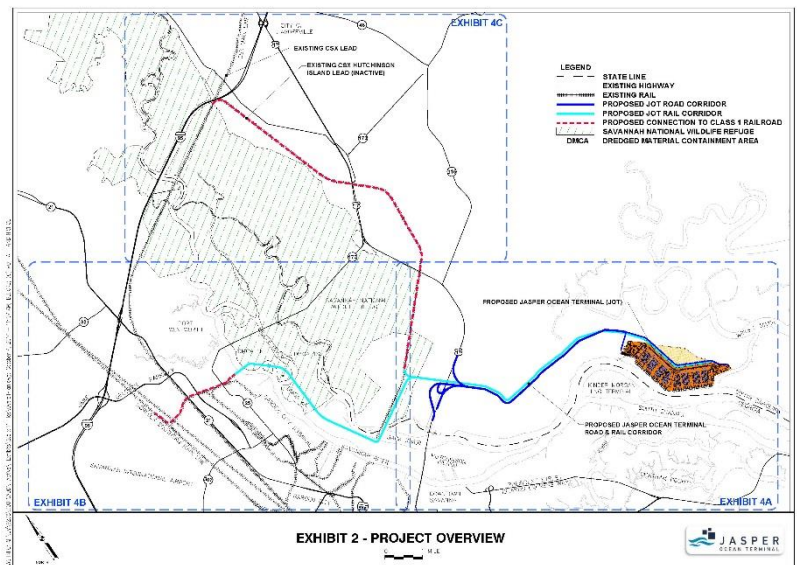
EXHIBIT 2 - PROJECT OVERVIEW

Source: www.jasperoceanterminaleis.com

Eco-Tourism

Thousands of tourists visit the region annually, whether to visit the beaches or golf courses of Hilton Head, the historic district of Savannah, or something else. While tourism in Jasper County has not historically been a strong economic driver, there is tremendous potential to grow this industry through eco-tourism and heritage tourism. Both of these niche tourist groups are typically drawn to places that are off the beaten path and have a true authenticity. As highlighted more in the Cultural Resources chapter, these tourists are typically better educated, have a higher disposable income, and spend more money than the average tourist.

Palm Key currently markets their facilities to eco-tourists, as shown by their website below[1]. Developing the eco-tourism/heritage tourism market more fully can allow for the achievement of multiple goals of this plan, including economic development and protection of natural and cultural resources.

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[1] http://palmkey.com/about-us

Recommendations

Given the extensive work that has gone into South Carolina Promise Zone Strategic Action Plan, the values, ideas, and goals are provided from the Plan below.

Develop businesses and attract public and private investment to grow jobs, decrease unemployment, and strengthen the local economy.

- Create widespread regional access to high-speed, broadband Internet.
- Establish a "Technology Village and Landing Pad" to attract high-tech investment and jobs.
- Develop competitive industrial sites and buildings, particularly those focusing on communications, technology, distribution, energy and telecommunications. Efforts should include development of a megasite within the region to attract large industries.
- Work with state and federal officials to provide additional business incentives targeted to rural communities.
- Expand transportation infrastructure, including expansion of runways to accommodate jets and connecting existing rail lines to more transportation opportunities.
- Improve existing water, sewer, road and airport infrastructure.
- Establish the Jasper port.
- Establish a regional wetlands bank.
- Improve public access to county GIS and other digital information for prospective businesses.
- Support the growth and development of entrepreneurs and local businesses through education, training, access to capital, etc.

Private Capital: Create jobs and provide self-employment opportunities by leveraging private capital, attracting private investments, and encouraging local engagement and ownership of local markets.

- Establish an Investment Fund or "Enterprise Bank" to encourage and support private investment in the region.
- Develop a major regional attraction to transform the region into a destination.
- Establish programs and relationships to attract international investment.
- Invest agricultural projects in a coordinated way to develop a food hub.

Workforce Development: Provide sustainable employment with competitive wages and by educating area citizens to meet industry needs.

- Establish a dual Learning/Vocational Center of Excellence as a one-stop shop to provide education and training needed by existing and new industry.
- Establish links for vocational training in high schools with post-secondary technical training through shared facilities and programs.
- Develop a broad employability program to support youth apprenticeships, on-the-job training opportunities, drug -prevention programs, summer camps for skills, prison rehabilitation and training program.

Community Facilities

One of the key responsibilities of government is to provide community facilities for the health, safety, and well-being of the community. The following chapter addresses community facilities and services provided by Jasper County and other public agencies. Due to the diversity of topics covered here, recommendations follow each section.

Water & Sewer

Public water and sewer services in unincorporated Jasper County are provided by the Beaufort – Jasper Water & Sewer Authority (BJWSA). BJWSA was established by the South Carolina legislature in the 1950s as a special service district. It is governed by an eleven-member board of directors, appointed by the governor of South Carolina. The map below, from the BJWSA Master Plan, shows their service area boundaries. The Town of Ridgeland has its own water and sewer system, although BJWSA is positioned to provide services in this area if needed.

Corridor Allocation Area Boundaries
Beaufort-Jasper Water & Sewer Authority
Water & Wastewater Master Plan Update
BLACK & VEATCH
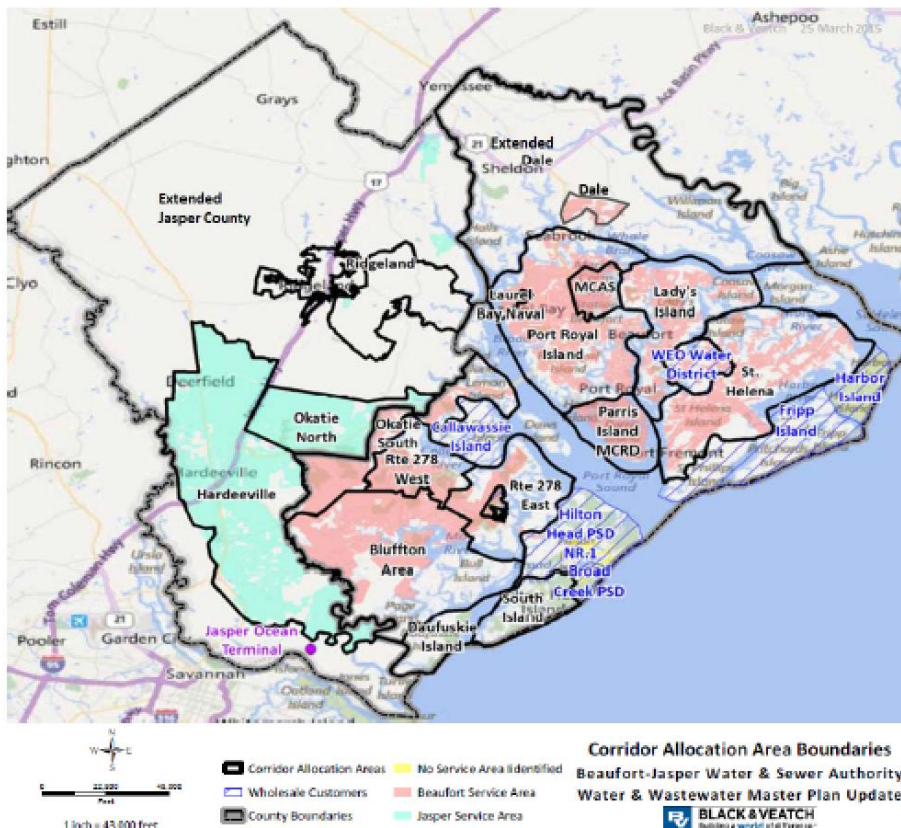
Water

The primary source of public water supply is the Savannah River, supplemented by nine traditional groundwater wells and three aquifer-storage-recovery (ASR) wells for use during high demand periods. BJWSA has two surface water treatment plants, with the intake on the Savannah River approximately 10 miles upstream of Abercorn Creek. Currently, BJWSA is using approximately 39 million gallons per day (MGD) of surface water and it permitted for 160 MGD.

In May 2017, BJWSA completed their twenty-five-year master plan. In addition to areas currently served, this plan assumes additional growth of the BJWSA system to approximately 25 percent of northern Jasper County.

Areas in unincorporated Jasper County that are not served by BJWSA utilize individual wells for water supply, sourced by the Floridan Aquifer.

The map on the following page shows the water service areas.

Jasper County Comprehensive Plan

Community Facilities and Water System Exhibit

Ridgeland

Hardeeville

Station 45
Station 53
Station 43
Station 44
Station 46
Station 31
Station 32
Station 40
Station 47
Station 42
Station 81
Station 24

Legend
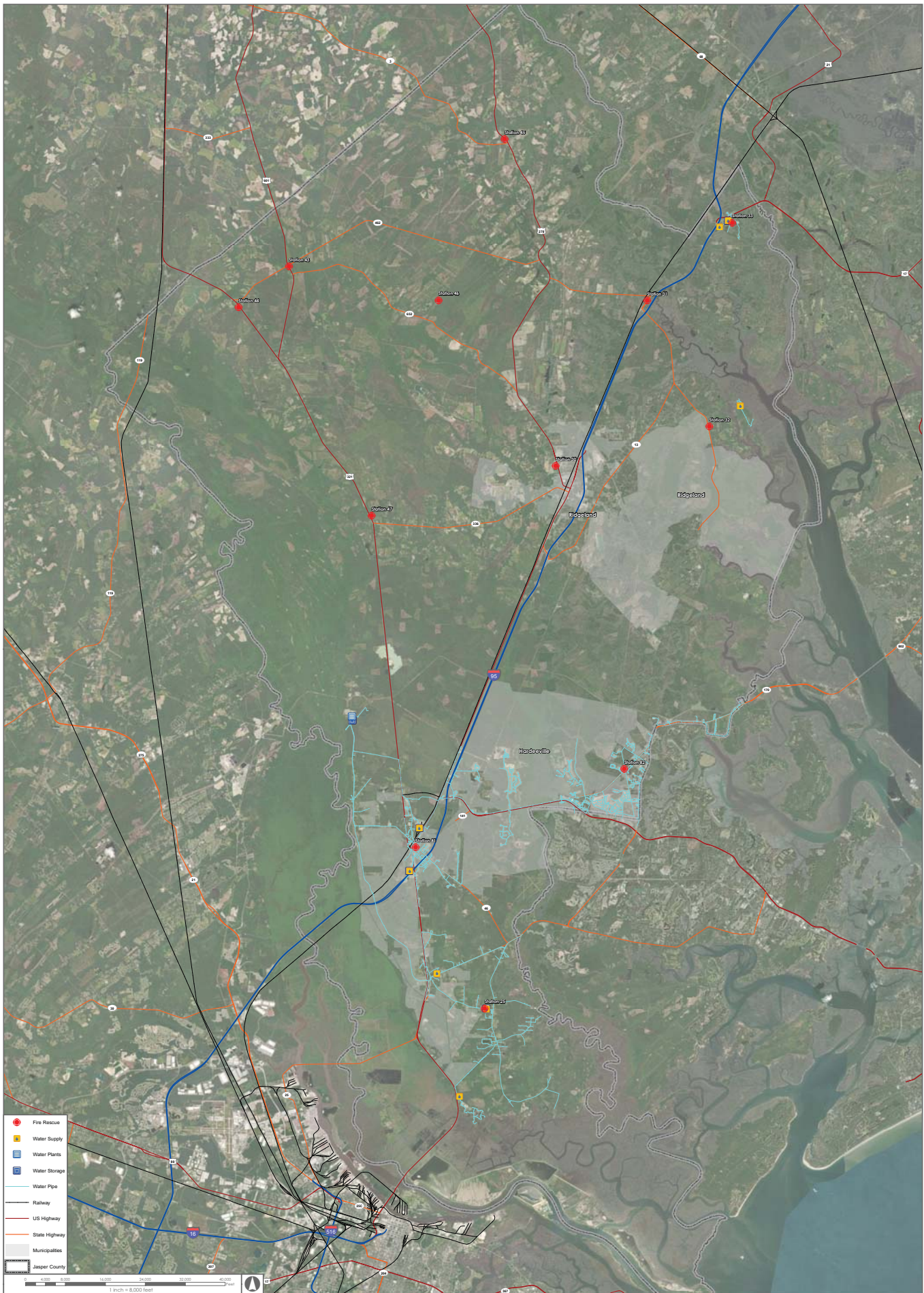
- Fire Rescue
- Water Supply
- Water Plants
- Water Storage
- Water Pipe
- Railway
- US Highway
- State Highway
- Municipalities
- Jasper County

1 inch = 8,000 feet

0 - 4,000 - 8,000 - 16,000 - 24,000 - 32,000 - 40,000 Feet

Service Expansion

In November 2017, BJWSA commissioned a water study to provide guidance for two areas of Jasper County that would benefit from fire protection and a reliable source of drinking water – Tillman and Gillisonville-Coosawatchie. Two options for service area boundaries are under consideration, as shown below and on the following page.

. Water Service Expansion Option 1: Utilize ground water and serve approximately 573 customers
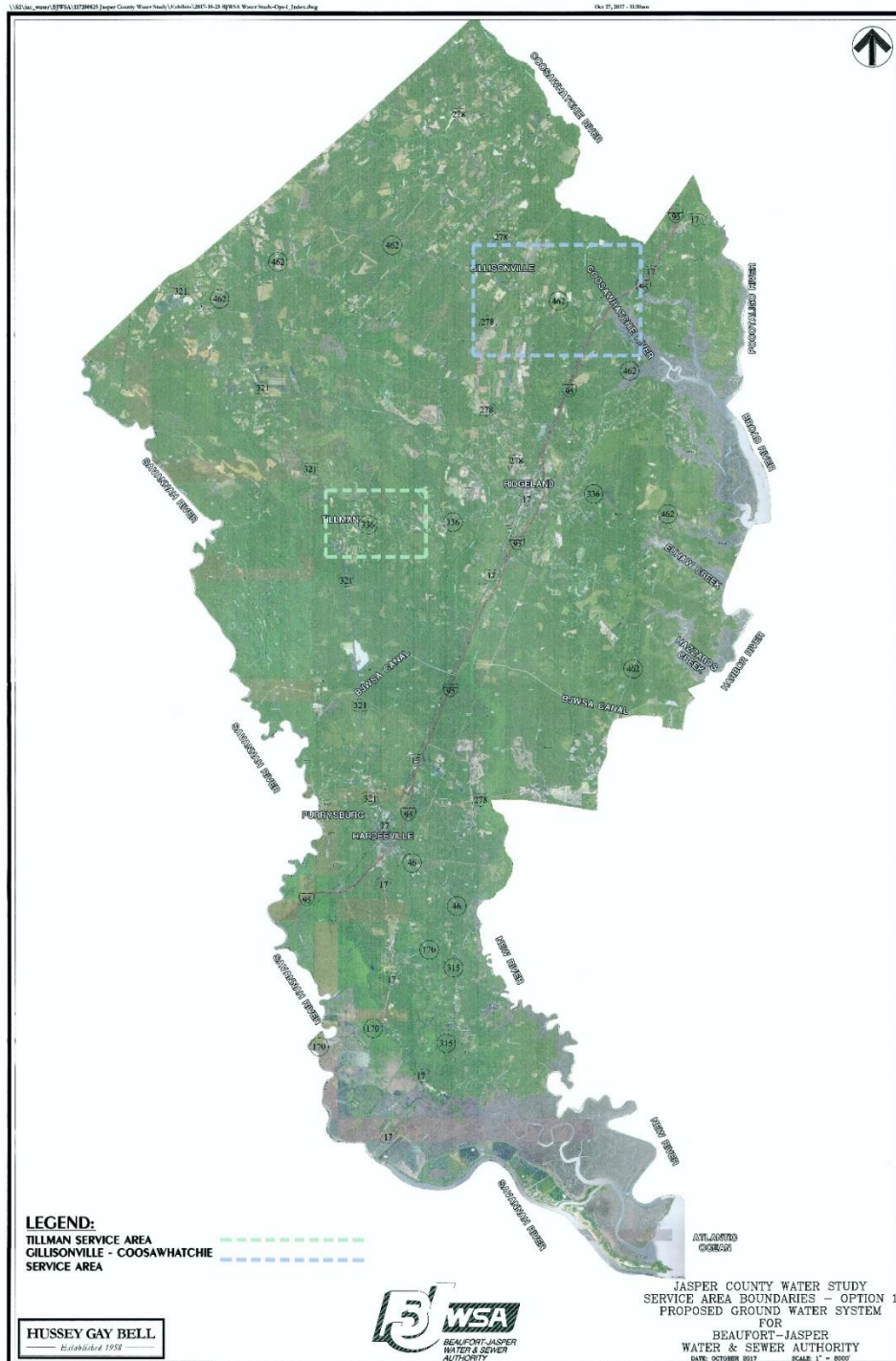
Water Service Expansion Option 2: Expand the Purrysburg water system and serve approximately 788 customers

LEGEND:

PHASE 1
NORTH PURRYSBURGH - TILLMAN
SERVICE AREA

PHASE 2
NORTH TILLMAN
SERVICE AREA

PHASE 3
GILLISONVILLE - COOSWHATCHIE
SERVICE AREA

HUSSEY GAY BELL
Established 1958

BJWSA
BEAUFORT-JASPER
WATER & SEWER
AUTHORITY

JASPER COUNTY WATER STUDY
SERVICE AREA BOUNDARIES — OPTION 2
PROPOSED SURFACE WATER SYSTEM
FOR
BEAUFORT—JASPER
WATER & SEWER AUTHORITY
DATE: OCTOBER 2017   SCALE: 1" = 6000'

Wastewater

BJWSA wastewater system serves portions of Beaufort and Jasper Counties through eight treatment facilities. In 2017, BJWSA completed a twenty-five year Master Plan Update to support their water and wastewater Capital Improvements Program (CIP). "The primary purpose of this Master Plan Update is to provide a rational and defensible plan for improvements needed to satisfy BJWSA's water and wastewater level of service goals, and meet future increases in water demands and wastewater flows resulting from growth within the retail service area and additional water supply needs by wholesale customers."[1]

At the time of the BJWSA master plan, the Hardeeville water reclamation facility (WRF) was undergoing a capacity expansion and upgrade. The Point South WWTP is operating at 15 percent of its permitted capacity and is good condition. No upgrades or repairs are needed at this time.

Areas in unincorporated Jasper County not served by public sanitary sewer rely on septic tanks for wastewater disposal. As shown on the map on the following page, Jasper County soils are widely variable in their ability to support septic systems. Fortunately, many areas of southern Jasper County are served by BJWSA; however, the area just west of Hardeeville is not currently served nor are the soils well-suited for septic systems.
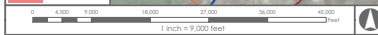
For the northern portion of Jasper County, areas east of I-95 are generally poorly suited for septic system use. There are two treatment plans that currently provided limited service in this area – Point South and Palm Key. Both of these treatment plans are well below their permitted capacity, at 15 percent and 7 percent respectively.

The map of current sewer service areas follows the soils map.

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[1] BJWSA Water & Wastewater Master Plan Update, Black & Veatch, May 2017.

Legend
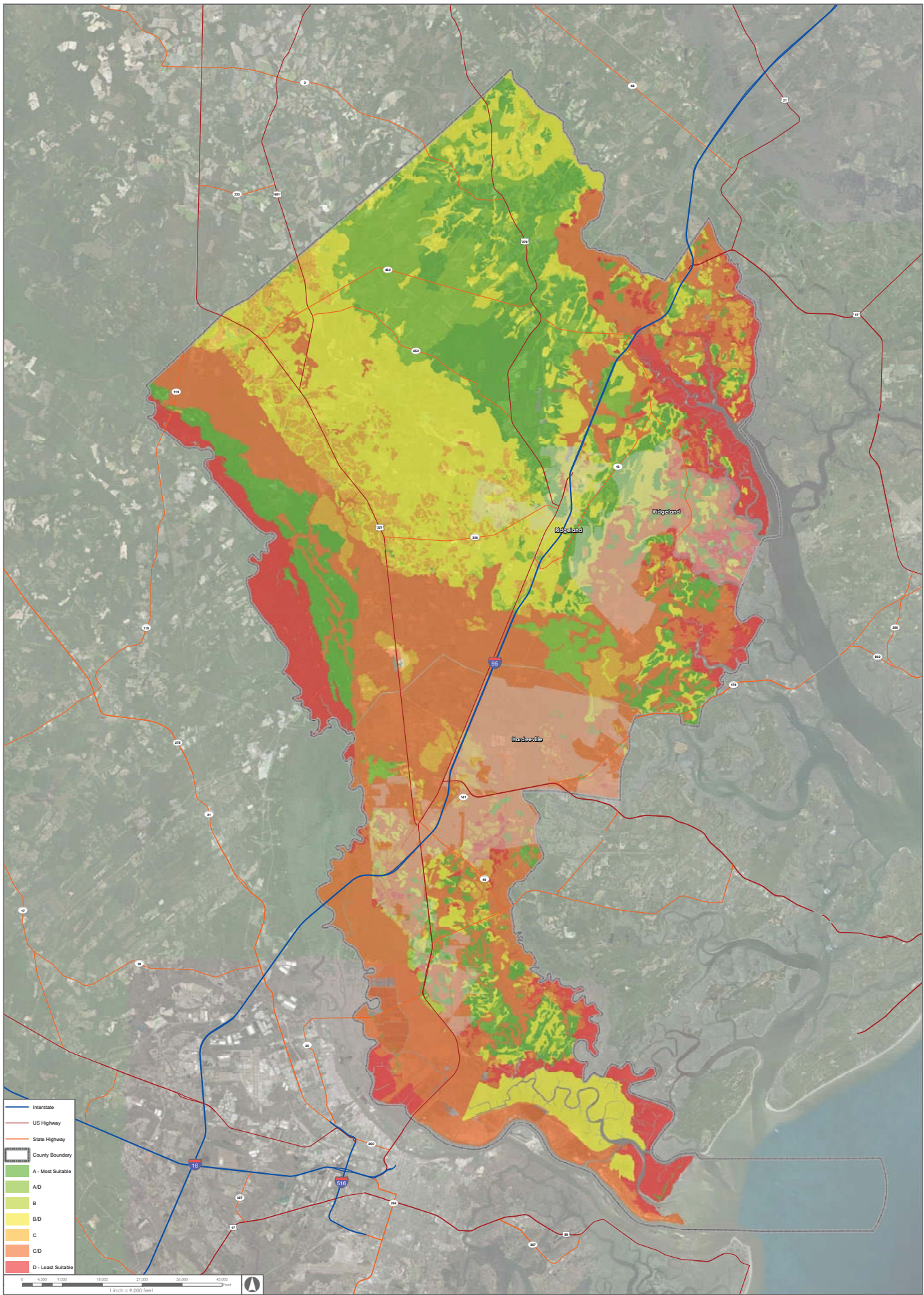
- Interstate
- US Highway
- State Highway
- County Boundary
- A - Most Suitable
- A/D
- B
- B/D
- C
- C/D
- D - Least Suitable

1 inch = 9,000 feet

Feet: 0 4,500 9,000 18,000 27,000 36,000 45,000

Jasper County Comprehensive Plan

Soils and Septic Tank Suitability Map

Jasper County Comprehensive Plan

Community Facilities and Sewer System Exhibit
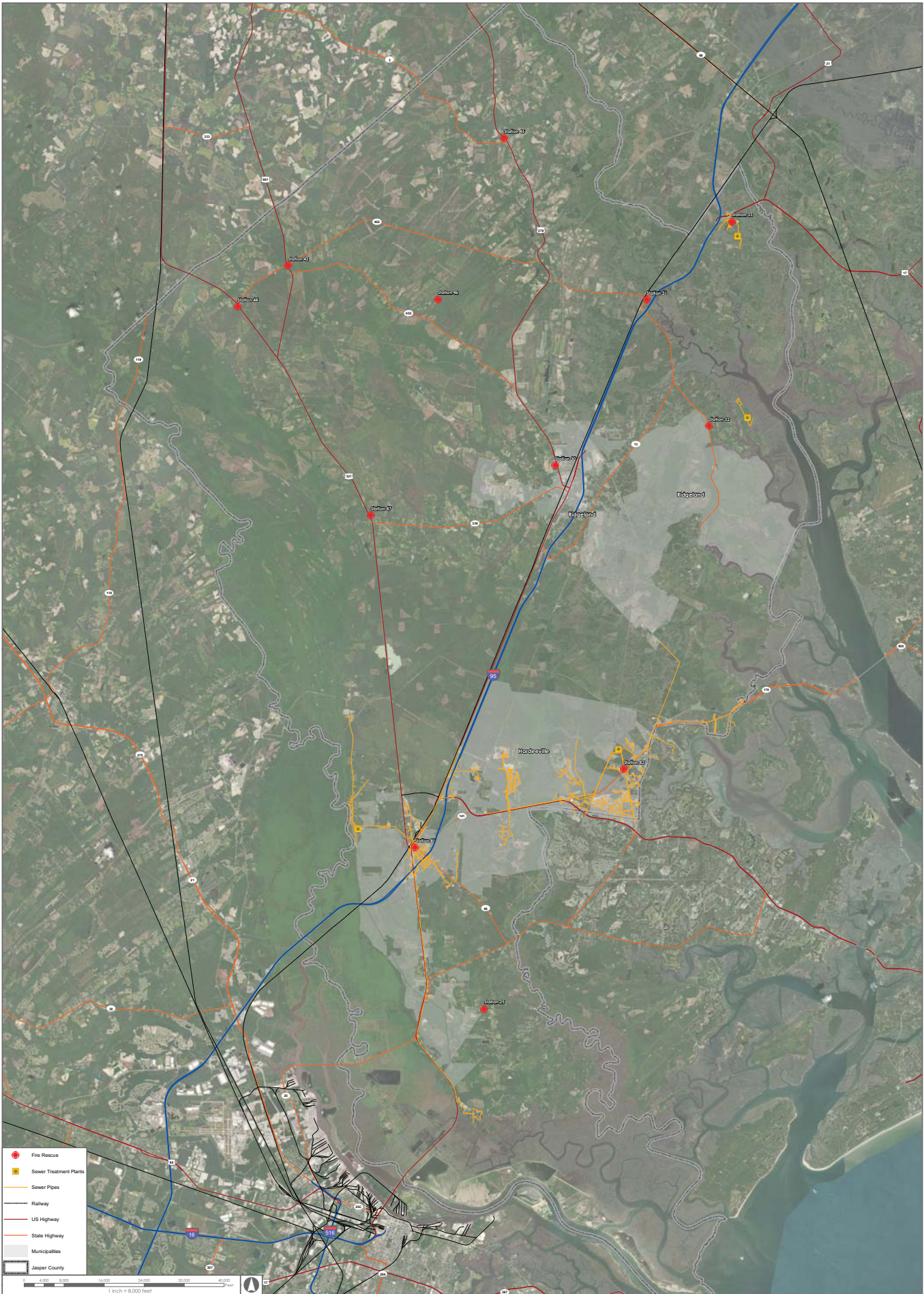
Legend:
- Fire Rescue
- Sewer Treatment Plants
- Sewer Pipes
- Railway
- US Highway
- State Highway
- Municipalities
- Jasper County

1 inch = 8,000 feet

0 4,000 8,000 16,000 24,000 32,000 40,000 Feet

Ridgeland

Hardeeville

Station 45
Station 33
Station 43
Station 44
Station 46
Station 31
Station 32
Station 40
Station 47
Station 42
Station 81
Station 25

Solid Waste

Solid waste is managed through community drop off centers located throughout the County as shown on the list below.

Community Recycling Drop-Off Centers		
Site	Address	City
Haphazard	1274 Smith's X'ing	Ridgeland
Toomerville	953 Toomerville Loop	Hardeeville
Roseland	4346 Coosaw Scenic Drive	Ridgeland
Robertville	7755 Cotton Hill Road	Robertville
Grays	4055 Heritage Road	Ridgeland
Coosawhatchie	90 Step School Road	Coosawhatchie

In addition to household garbage, these sites also accept the following materials for recycling:

- Aluminum and steel cans
- Plastic jugs and bottles
- Newspaper and inserts
- Office paper
- Cardboard
- Magazines and books
- Used oil filters
- Used oil (must be poured into a collection tank on site)
- Empty oil bottles
- Used tires
- Lead-acid batteries
- Scrap materials

- White goods (refrigerators, stoves, washers, dryers, etc.)
- Yard trimmings (leaves, pine straw, limbs, and branches)
- No contractors will be allowed to use the drop-off centers
- Construction and demolition debris (C&D)
- Glass (brown, green, and clear)
- E-waste (computers and electronics)
- Paints
- NO HAZARDOUS materials can be accepted at the drop-off.

South Carolina's Department of Health and Environmental Control (DHEC) has a state goal to recycle at least 40 percent of its municipal solid waste (MSW) and reduce MSW disposal to 3.25 pounds (or less) per person per day by 2020. In 2017, no counites in South Carolina achieved the 40 percent recycling rate. However, at a rate of 2.56 pound/person/day, Jasper County was one of 23 counties to meet the 3.25 pounds (or less) per person per day. In 2017, Jasper County's recycling rate was 14.31 percent.[2]

Coosawhatchie Recycling Center

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[2] South Carolina Solid Waste Management Annual Report for Fiscal Year 2017

The following table provides a summary of solid waste disposal and recycling in Jasper County over the past five years.

Solid Waste Disposal and Recycling Rates (2013 – 2017)					
	2013	2014	2015	2016	2017
Recycling Rate (%)	6.96	14.36	11.7	9.46	14.31
Disposal (P/P/D)	2.33	2.35	2.54	2.52	2.56
Source: SC DHEC					

In working towards the goals of waste reduction and increasing recycling rates, Jasper County can follow the lead of DHEC's goals and utilize the tools available from DHEC to maximize local resources. In addition to traditional recycling, DHEC is also working towards reducing food waste, which is the number one item disposed of in landfills across the country.

Litter

During the community outreach, many participants cited concerns about the amount of litter throughout the community. Litter is not only unsightly, it is a health hazard as well. Litter can also present a poor image of the community and hinder economic development activities.   Litter reduction is all about education and behavioral change – according to Palmetto Pride, a 501c3 working to reduce litter, over 80 percent of people who litter do so intentionally.[3] The South Carolina legislature is proposing to revise the state code through House Bill 4458 to remove mandatory supervision from community service. This would allow judges to assign individuals to litter pick up for community service without the burden of supervision. This bill also defines illegal dumping, which is also an issue in Jasper County.

Jasper County does have an Adopt-A-Highway program through the S.C. Department of Transportation, but local efforts are needed to truly have an impact.

[3] http://palmettopride.org/about/

Fire Protection & Emergency Services (EMS)

Jasper County Emergency Services is an all hazards, full service organization that provides a multitude of services to the residents and visitors of Jasper County. Fire Rescue responds to all fire incidents within the northern, unincorporated areas of the County. In addition, the department responds to all Emergency Medical Service (EMS) calls within the entire county with advanced life support (ALS) ambulances staffed by at least one Paramedic. Fire Rescue responds to over 4,300 calls annually. The coverage area of the county is over 600 square miles. The southern area of the County is experiencing significant growth which will impact further EMS responses.

The County has 9 fire stations to respond to the northern, unincorporated areas of the County. Jasper County Fire Rescue operates 9 engines, 8 tankers and 4 Advanced Life Safety (ALS) ambulances. Two of the ALS ambulances are housed in Hardeeville fire stations. The City of Ridgeland operates one fire station and provides first responder (EMR) EMS response within city and contract limits and the City of Hardeeville operates three fire stations and provides first responder (EMR) EMS response within city and contract limits. The independent Levy Fire District serves the southern unincorporated area of the County with two fire stations with first response (EMR) EMS response.

Jasper County Emergency Services is also responsible for operating the 911 Public Safety Answering Point (PSAP) for all law enforcement and fire/EMS agencies within Jasper County. The dispatch center processes approximately 62,000 calls for service annually for these agencies. Jasper County Emergency Services also coordinates the County Emergency Operations Center (EOC). The Emergency Operations Center coordinates the County response to natural and manmade disasters that occur within the County. The EOC works with all local, state and federal resources to ensure an effective and efficient response and recovery from disasters.

Jasper County Emergency Services has the goal of providing the highest quality emergency services to the public at all times. These services include; fire, emergency medical services, 911 dispatch, emergency management, hazardous materials response, water rescue and technical rescue. To achieve this goal, we must provide the most highly trained personnel to handle the needs of the public and ensure adequate apparatus, equipment, facility and staffing coverage to provide fire and EMS services within recognized national standards.

Service Delivery Standards

National standards are in place for fire rescue response and operational criteria. These standards are included within or have been modified for Jasper County from National Fire Protection Association 1720 – "*Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments*." NFPA 1720 has been utilized due to its greater flexibility with response times and staffing, which more closely fit the demographics and population of the County. Within Jasper County, the following are response and operational goals for the department.

Standard / Description	Goal
Turnout Time Time from completion of dispatch sequence until dispatched units are in route	90% of the time: EMS incidents - Less than or equal to 60 seconds Fire Incidents – Less than or equal to 90 seconds
Response Time Time from dispatched units in route to first arriving unit on scene	80% of the time: Less than or equal to 14 minutes (For rural areas: Areas with less than 500 persons per square mile)
Effective Response Force Assembly of adequate number of personnel to initiate fire rescue operations	80% of the time: Six (6) Interior Certified Firefighters within 20 minutes
Initial Attack Time from arrival of first responding fire/EMS unit until water application on fire	90% of the time: Less than or equal to 3 minutes
At Patient Side Time from first arriving fire/EMS unit until contact made with patient	90% of the time: Less than or equal to 2 minutes

Workload

Measuring the workload of an individual fire rescue station or EMS ambulance provides an indication of their availability to respond to incidents and meet the response time service delivery standards. There are many models and criteria to determine the capacity of a unit. Most models and criteria state that unit workloads that exceed 2,000 responses annually have a high activity workload and that unit workloads over 3,000 responses annually have a very high activity workload and consideration should be given to adding additional staffed units in that response area to cover the response gaps created.

Current fire station responses all fall below the moderate category of workload, averaging between 60-550 responses per year. The most active stations are the Roseland, Fire Tower and Robertville Fire Stations. These stations are staffed with career fire personnel. However, half of the County's EMS units are approaching the high response category with units averaging 1,200 to over 1,800 responses annually. With increased unit (fire or EMS) responses, unit availability becomes an issue. In addition, the long response times currently experienced in the County are exacerbated by

units having to traverse long distances across the County to reach incidents and transport patients to definitive care.

Currently, an EMS response is generated for approximately every 12 residents of the County, solely based on resident population. In addition, approximately 20% of EMS calls are from out of area citizens. As continued growth occurs in the southern part of the County, workload increases in the northern part of the County, and out of area visitors/travelers continue to increase, additional EMS units will be needed to meet the increased demand and help keep response times to an acceptable level. In addition, career fire staffing at additional fire stations in the northern part of the County may be necessary to ensure adequate response of fire apparatus to incidents.

Benchmarking data regarding Emergency Medical Services unit coverage with similar jurisdictions indicates that Jasper County currently falls within the middle to lower range regarding the number of EMS units in the County. In comparison with six other, similarly-sized, counties in South Carolina, Jasper County ranks 5th in population served per EMS ambulance (1/ 7,114 and 3rd in square miles covered per EMS Unit (164 sq. mi./unit).

County	2017 Census Population	Area (Square Miles)	Number of Staffed EMS Ambulances	Square Miles per EMS Unit	Population Covered per EMS Unit
Allendale	9,002	408	2	204	4,501
Hampton	19,602	560	3	186	6,534
Dillon	30,666	407	5	81	6,133
Union	27,537	516	3	172	9,179
Jasper	28,458	655	4	164 (3rd)	7,114 (5th)
Williamsburg	31,133	937	4	234	7,783
Colleton	37,611	1,180	9	131	4,179

Staffing

Adequate staffing of fire and emergency medical units is critical to the successful deployment of resources and successful outcome of an incident. The department is currently staffed primarily by a skeleton number of career personnel, supplemented by a small volunteer contingent. Over the next 10 years, significant efforts will be needed to improve the staffing, career and volunteer, of fire and EMS units to ensure that the department goals are met.

Current EMS staffing on ambulances is sufficient at one Firefighter/Paramedic and one Firefighter/EMT to meet the current and future needs of the organization. However, staffing on individual fire apparatus and the number of staffed locations will need to be addressed in order to meet the response and on scene staffing service delivery standards previously indicated. Current daily fire staffing consists of only 1 certified firefighter at 3 stations.

Minimum unit staffing criteria for the department, in the future, should consist of the following:

- Fire Apparatus – 2 certified career Firefighter/EMT's on a 24/7 basis
- Emergency Medical Services Ambulance – 1 certified career Firefighter/Paramedic and 1 certified career Firefighter/EMT on a 24/7 basis

All future fire rescue stations built should be staffed at the minimum standard to ensure appropriate response and incident mitigation. Volunteer fire personnel should continue to be heavily recruited and used to provide primary or supplemental staffing on fire apparatus and response to fire and EMS incidents.

Apparatus/Equipment

Appropriate, well-maintained and functioning Fire and EMS apparatus and equipment is critical to the success of the department in providing services. This depends on establishing a regular and funded apparatus and equipment replacement schedule. Current fire and EMS apparatus is more complex and computerized than ever before. The life expectancy of such apparatus has diminished over time due to this complexity. The National Fire Protection Association's standard, *NFPA 1911: Standard for the Inspection, Maintenance, Testing and Retirement of In-Service Emergency Vehicles,* should be used whenever possible as a guide in the replacement of apparatus and equipment.

As a department, the goal for fire and EMS apparatus is:

Ambulances: Replaced after 5 years if no remount (Contingent on mileage)
                        Replacement of chassis after 3 years with a remount
Fire Apparatus: Removed from front line service after 20 years
                        Replaced after 25 years

In addition to fleet equipment, regular funding and replacement of other capital emergency services equipment is needed to ensure the organization continues to meet its primary mission and goals. These equipment items include firefighting personal protective equipment, self-contained breathing apparatus, cardiac defibrillators, thermal imaging cameras, vehicle rescue equipment, hose, etc.

Facilities

There are 9 fire rescue stations that are within the Northern unincorporated areas of Jasper County and that fall under the operational control of Jasper County. These facilities are in various states of functionality. Almost all the stations were built by the former volunteer fire companies in the County. They were built primarily by the members and are extremely basic in their layouts. None of the older stations were built to accommodate full time 24/7 staffing. The Pineland station has no accommodations for personnel. Since the combination of all the volunteer fire rescue stations under Jasper County Fire Rescue around 2005, maintenance and upkeep of the stations has been difficult. Numerous repairs have been made to the buildings, but many more repairs are still needed. Major repairs needed at some of the facilities include replacing roofs, mold removal, upgrading septic systems, and major interior renovations.

The continued need to repair and upgrade existing fire rescue stations over the next ten years will be critical. Major investment in the facilities will be needed. Some of these facilities should also be considered for full replacement during the next ten years. These facilities include:

- Pineland Fire Station (Should be considered for relocation as well)
- Tillman Fire Station
- Coosawhatchie Fire Station

In order to meet the Insurance Services Organization (ISO) requirement of all residents within five road miles from a fire rescue station, several additional fire rescue stations are planned or will be needed in the County to fill in response distance gaps. The facilities currently immediate planning process include Marsh Cove Fire Station and Tarboro Fire Station. Additional fire rescue stations may be needed to continue to fill the gap areas of response. This would include stations located in the following areas:

- Sand Hills Road
- Bailey Mill Road
- Rivers Hill Area
- Becks Ferry/Old Charleston Highway

In addition, if the current, existing fire contracts with the City of Hardeeville were ever cancelled, additional stations will be needed in West Hardeeville and SC 462 / SC 170.

Any renovations or newly constructed fire rescue stations should include at a minimum the following configurations or structural features:

- Minimum of three drive through apparatus bays
- Approximately 2,000 square feet of living area to include living, kitchen, bath/shower and bunkroom facilities to accommodate either 24/7 career staffing or volunteer duty crew personnel
- An office area for report writing or meetings
- An emergency power generator to power all basic electrical functions necessary to ensure continued operations
- Metal frame, pre-engineered building with metal roofing
- Concrete pads in the front and rear of the apparatus doors with room to park apparatus on the pads
- Appropriate access to major thoroughfares for quick north/south, east/west response
- Exhaust removal systems for the apparatus bays
- Personal Protective Equipment cleaning and storage capabilities.

Desired Facility Standard

Sherriff

The Sheriff is responsible for general Law Enforcement in Jasper
County. Those duties include, but are not limited to, Criminal
Investigation, Patrol, Civil Process, Animal Control, Training, Concealed
Weapons Permits, Prisoner/Mental Evaluation and Commitment
Transports, Victims' Advocacy, Sex Offender Registry, and Court
Security. The agency patrols the county's 655 square miles by vehicle.
The Sheriff is currently allotted 40 sworn deputies that are assigned to
several divisions including Patrol, Civil, Investigations, Community
Action Team, Animal Control, and Administration.

Staffing

A staffing assessment was completed in September 2016. Sheriff Malphrus took office in January of
2017 and assembled a new command team to ensure a continuity of operations. The team then focused
first on the community, then on restructuring the department following the solutions identified in the
original staffing assessment. The team has also identified other areas of improvement.

The primary concern throughout this assessment has been the safety and security of the community at
large, officers, civilian staff, judges, visitors, and response to their needs. This analysis indicates specific
concerns about safety, security and efficiency within Jasper County due to significant and unsustainable
staff shortages. Certain improvements in policies and common understanding on data collection are
essential. This assessment consisted of formal and informal meetings with members of the department,
a review of policies/procedures, computer-aided dispatch, and daily operations.

The staffing assessment is continually reviewed and has been updated in October 2017 and February
2018. The full assessment is included as an appendix to this element, with highlights and
recommendations provided below.

Patrol Division

The Patrol Division consists of 1 Lieutenant, 1 Staff Sergeant, 4 Sergeants, 4 Corporals, and 8 patrol
deputies. The patrol deputies are divided into 4 teams of 4 and work twelve-hour, rotating shifts. Their
response area is 655 square miles. This results in an average coverage area of 163.75 square miles per
deputy. Of the total of 41 sworn staff, only 17 are involved in responding to calls for service; 3 are part-
time deputies. All other managers, supervisors, investigations, and support staff do not perform those
functions.

During the 2007 calendar year, the Sheriff's Office responded to 7,470 calls for service. This is an
average of 20.47 incidents per day. During the 2017 calendar year, the Sheriff's Office responded to
23,642 calls for service. This is an average of 64.77 incidents per day, and a more than 300% increase in
call volume over a 10-year period.

The division is critically understaffed, which leads to a reactive, rather than proactive, policing approach.
The International Association of Chiefs of Police (IACP) and the National Sheriffs' Association (NSA)
recommendations state that upwards of 40% of time needs to be spent on officer-initiated activities
rather than response to calls for service. IACP and the NSA recommend a maximum of 60% reactive and
40% proactive approach. Many agencies apply a 50/50 balance. An agency that spends 100% of its on-

duty time answering calls for service is fully engaged in "response" or "reactive" policing. This does not allow capacity for proactive policing, such as crime prevention, focusing attention on repeat locations for crime, repeat offenders on bail, suspect vehicles or individuals, vulnerable premises, meeting and interacting with the community, etc.

Patrol is at the forefront of law enforcement but, with current staffing levels across the division, circumstances have limited their ability to fulfill assigned duties effectively as they are also taken from their primary function and used as back-up resources elsewhere. As the only source of armed and sworn staff, the patrol deputies are being used to fill in for other sections of the Sheriff's Office. Their duties apart from answering all calls for service include providing back up to deputies and other law enforcement agencies, executing warrants, and civil process.

Civil Division

The Civil Division is responsible for civil process and sex offender registry and consists of a Lieutenant and three deputies. There are two deputies responsible for Civil Process, Courtroom Security, and the Sex Offenders Registry. Sex Offender Compliance checks are minimal due to insufficient staff. Those checks are an important aspect of the supervision of sex offenders and efforts must be completed to ensure these are followed up thoroughly. This is a public safety and public interest matter with very sensitive implications that require constant review.

The Civil Division serves 37 different types of Civil Court Orders and executes approximately 2,200 orders annually. The Deputies assigned to this division must staff the courts during Family Court and Department of Social Services Hearings. They are mandated to standby for evictions until the evicted party removes all their possessions from the residence.

The Lieutenant is the overall supervisor for the Civil Division as well as the Special Operations Division and all Administrative staff.

Special Operations Division

The Special Operations Division is responsible for the Special Response Team, traffic enforcement, drug interdiction, training, animal control, K9, specialized equipment/vehicles, and logistics and consists of a Lieutenant and three deputies that are assigned specific duties within the division.

One Deputy is assigned to traffic enforcement duties. He works a varying schedule and is often tasked with other duties. One deputy is assigned to performing Drug Interdiction duties. He is currently assigned to the Patrol Division due to shortages. He operates in a very unsafe environment while detecting drug smugglers. He is limited in his mobility due to inadequate back-up resources. While he has been productive, he would have better results with immediate assistance. Jasper County has one Animal Control Officer. She is a sworn deputy. Of the 16,000 incidents that Jasper County Sheriff's Office responded to in 2015, she responded to more than 1600 (10% of the total incidents). The Lieutenant is the overall supervisor for the Special Operations Division as well as the Civil Division and Administrative staff.

Investigations Division

The Investigations Division consists of 1 Lieutenant, 1 Sergeant, 3 Investigators, 1 Sergeant and 3 Deputies assigned to a Multi-jurisdictional Crime Suppression Unit, 1 Victim's Advocate, and 1

Administrative Assistant. Any absences from Investigations for training purposes, long-term sickness or light duties are not back-filled, leaving gaps in the ability to investigate certain cases promptly. There is an evidence backlog due to the lack of an evidence technician. For the number of crimes currently reported, the administrative assistant is unable to keep up with the present workload. Significant delays occur in processing case materials like photographs, interviews and statements provided by patrol staff.

Jasper County is seeing an increase in disorganized gang activity. It is believed that much of this criminal activity is being committed by juvenile offenders. Jasper County has also been identified as a target area for Internet Crimes Against Children (ICAC). The Jasper County Sheriff's Office has signed a memorandum of understanding with the SC Attorney General's Office to provide investigation and technical assistance with these crimes. One Jasper County Investigator is assigned to these crimes, in addition to his other duties.
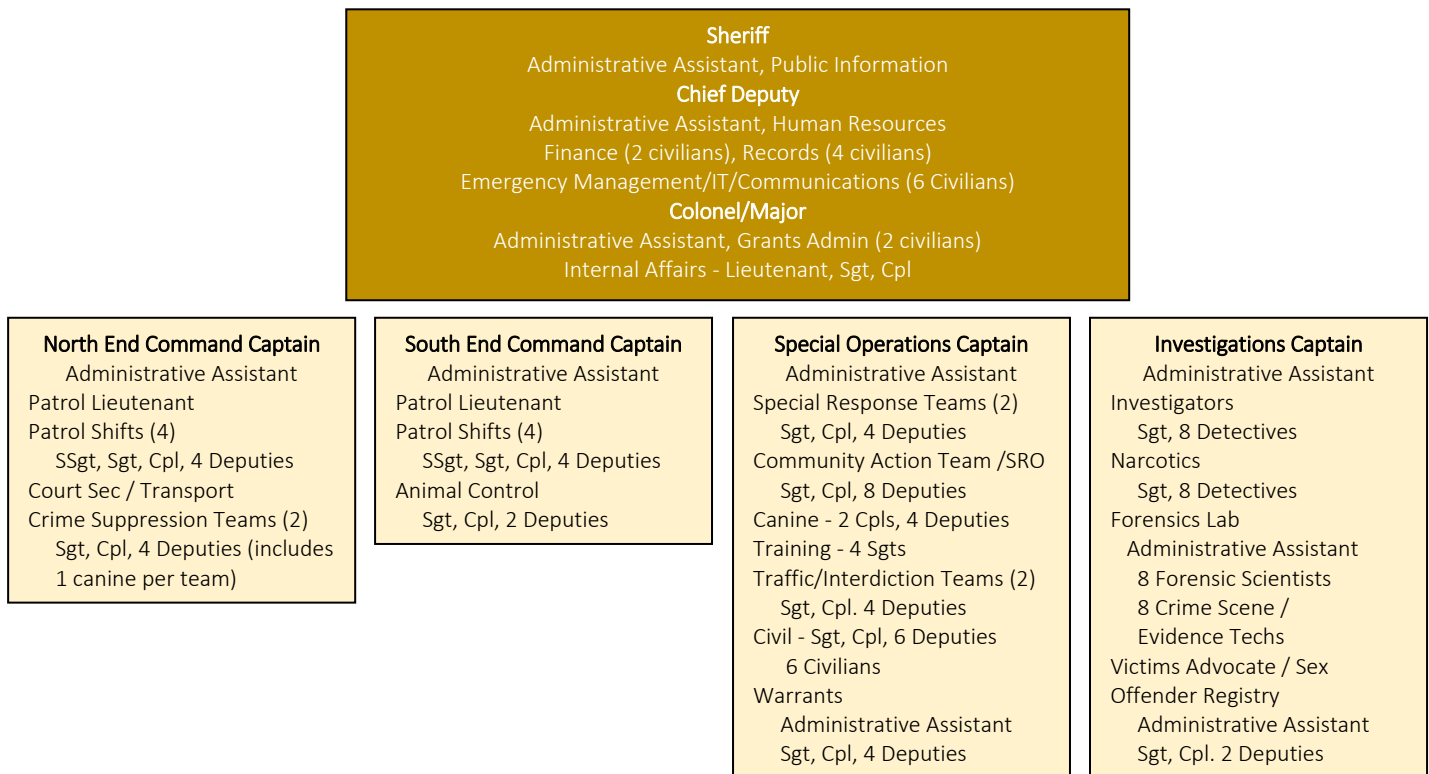
Administration Division

The Administrative Division consists of the Sheriff, Chief Deputy, Investigations, Patrol and Civil Lieutenants, 1 Administrative Assistant, 1 Warrants/Tickets Clerk, 1 Civil Clerk, 1 Finance Clerk/Administrative Assistant, 1 part time Grants Administrator, and 1 civilian volunteer.

Some police agencies are now employing civilian employees to attend to non-urgent calls for service. These involve crimes without suspects present that would require a record of the necessary details of the occurrence and completing the crime report. This position would be deployed in the office to take crime reports and deal with citizens who require other assistance.

Staffing Plan

A summary of the ten-year staffing recommendations is shown in the organizational chart below.

Sheriff
Administrative Assistant, Public Information
Chief Deputy
Administrative Assistant, Human Resources
Finance (2 civilians), Records (4 civilians)
Emergency Management/IT/Communications (6 Civilians)
Colonel/Major
Administrative Assistant, Grants Admin (2 civilians)
Internal Affairs - Lieutenant, Sgt, Cpl

North End Command Captain
Administrative Assistant
Patrol Lieutenant
Patrol Shifts (4)
   SSgt, Sgt, Cpl, 4 Deputies
Court Sec / Transport
Crime Suppression Teams (2)
   Sgt, Cpl, 4 Deputies (includes
   1 canine per team)

South End Command Captain
Administrative Assistant
Patrol Lieutenant
Patrol Shifts (4)
   SSgt, Sgt, Cpl, 4 Deputies
Animal Control
   Sgt, Cpl, 2 Deputies

Special Operations Captain
Administrative Assistant
Special Response Teams (2)
   Sgt, Cpl, 4 Deputies
Community Action Team /SRO
   Sgt, Cpl, 8 Deputies
Canine - 2 Cpls, 4 Deputies
Training - 4 Sgts
Traffic/Interdiction Teams (2)
   Sgt, Cpl. 4 Deputies
Civil - Sgt, Cpl, 6 Deputies
   6 Civilians
Warrants
   Administrative Assistant
   Sgt, Cpl, 4 Deputies

Investigations Captain
Administrative Assistant
Investigators
   Sgt, 8 Detectives
Narcotics
   Sgt, 8 Detectives
Forensics Lab
   Administrative Assistant
   8 Forensic Scientists
   8 Crime Scene /
   Evidence Techs
Victims Advocate / Sex
Offender Registry
   Administrative Assistant
   Sgt, Cpl. 2 Deputies

Facilities

The Sheriff's Office currently operates out of 3 buildings: Headquarters, Criminal Investigations, and the south-end substation.

Headquarters - 12008 North Jacob Smart Blvd., Ridgeland, SC

The headquarters are located in the Jasper County Law Enforcement building in Ridgeland, which is attached to the Detention Center. The Sheriff utilizes one hallway in the entire building, occupying approximately 3,000 square feet of the 50,000 square-foot building. All administration, Command Staff, Civil and Patrol Divisions, records and warrants, sex offender registry, Training, and Finance are housed in this location. The portion of the building that is used by the Sheriff is completely inadequate. Storage closets are being used as office space. There is a single unisex bathroom, without hot water, that is shared between staff, public, and prisoners.

This building was not designed for the Sheriff's Office to expand into the future. If the Sheriff vacates this building, the Detention Center can expand without cost. The Sheriff has no means of delivering training programs to the Deputies. Space is rented for any large classes and for firearms training. The Patrol Room is currently used as a training room. This disrupts daily operations as the same space is used to file reports, interview complainants, and contain juveniles.

Criminal Investigations -1460 Carters Mill Road, Ridgeland, SC

This location is attached to the old jail. A portion has been remodeled to provide office space for the detectives as well as an interview room. Evidence is being stored in the old jail areas. The roof is in disrepair and is leaking as noted after hurricanes Matthew and Irma. There are mold and mildew issues in the evidence storage area which is detrimental to the proper prosecution of criminal cases. Estimated repairs to the roof are in excess of $150,000.00. The building does not meet Fire Code or ADA compliance. There is a single unisex bathroom used by staff, public, and prisoners.

The Crime Suppression Unit is also housed in a single office at this location. This team needs a level of anonymity due to complex and confidential narcotics enforcement operations.

South End Substation - 21 Martin Street, Hardeeville, SC

This location is attached to the Hardeeville Magistrates Office inside the City of Hardeeville. The location lacks any type of crime deterrence for the residents and businesses in unincorporated Jasper County. There is a single unisex bathroom used by staff, public, and prisoners. The substation interferes with Magistrate operations.

Government Facilities

The Jasper County Clementa C. Pinckney Government Building is located at 358 Third Avenue in Ridgeland adjacent to the Jasper County Courthouse and houses administration, multiple county departments, as well as the County Council Chambers.

Educational Facilities

Public education in Jasper County is provided by the Jasper County School District (JCSD). There are five schools in the public school system:

- Hardeeville Elementary
- Hardeeville-Ridgeland Middle
- Ridgeland Elementary
- Ridgeland-Hardeeville High
- Jasper County Alternative

The current enrollment in the school system is 2650, with a capacity of 3,500 students. One additional school slated for Jasper County School District is a new proposed Career and Technology Center (C.A.T.E.) which will be built on the Ridgeland campus. There are no additional expansions scheduled within the next five years. JSCD projects declining student enrollments for Jasper County schools due to the opening of other charter, private and parochial school choices within the Jasper area. In addition to the public schools listed above, there are two charter schools in the County.

Royal Live Oaks Academy of the Arts & Sciences Charter School (ROLA)[4]:

- The Royal Live Oaks Academy of the Arts & Sciences Charter School (RLOA) opened its doors on August 20, 2012. The majority of its student population came from the Jasper County School District, with a small number of students from Beaufort County and private schools. More than ninety percent of the student population qualifies for free and/or reduced lunch. One-third of the student population of 500 is Hispanic, one-third is African-American, and one-third is Caucasian.
- RLOA is a tuition-free, public charter school, authorized by the South Carolina Public Charter School District, and enrollment is open to any child in South Carolina.

Polaris Tech Charter School[5]:

- The seed for Polaris Tech germinated after a community advisory group was formed to review career pathways for Jasper County students. Members from that group believed that a focus on career pathways – aerospace, information technology, business management, health sciences,

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[4] http://www.rloacs.org/
[5] http://www.polaristech.org/

mechatronics and logistics – would give Jasper County students the best chance for career and college success.

- Polaris Tech will open in August 2018 with grades 6 – 10, adding 11th and 12th grades over the following two years. The school is open to all middle and high school students in Jasper County and from the surrounding areas.

There are also several private Schools in Jasper County, including:

- Legacy Christian, 2576 Bees Creek Rd, Ridgeland
- Step Of Faith Christian Academy, 9009 Tarboro Rd, Ridgeland
- Thomas Heyward Academy 1727 Malphrus Road, Ridgeland
- John Paul II Catholic School, 4211 N Okatie Highway, Ridgeland

Higher Education

The Technical College of the Lowcountry (TCL) is a public, two-year community college offering over 80 academic programs and transfer degree options. The school has five campuses – four in Beaufort County and one in Jasper County. TCL offers Early College Credit Opportunities (ECCO) for students at Ridgeland Hardeeville High School.

The University of South Carolina – Beaufort is a four-year, public college with campuses in Bluffton (main campus), Beaufort, and Hilton Head. The college has approximately 1,800 students and offers 30 areas of study.

Libraries / Cultural Facilities

For the last 75 years Jasper County libraries have been part of the Allendale-Hampton-Jasper Regional Library system (AHJ). This institution was established by the three counties to meet the State requirements for libraries and provide library services to patrons in their counties. Though presently it is to Jasper County's advantage to stay with the regional library system, in the future it may be to the county's advantage to form its own county system. Both AHJ Regional Library and Jasper County are attempting to plan for either possibility.

Through the Regional Library, Jasper also belongs to the SCLENDS (South Carolina Library Evergreen Network Delivery System) consortium, a group of 19 library systems through which patrons can check out over 3 million items held by those libraries.

Currently, there are two library locations in Jasper County:

- Hardeeville Community Library, 30 Main Street, Hardeeville
- Pratt Memorial Library, 451A Wilson Street, Ridgeland, SC

In 2017, the Hardeeville Library moved into a new 6,200 square foot building. Renovations to the Pratt Memorial Library in Ridgeland are presently planned.

Rural Service Locations and Future Facilities

Services to northern areas of the county, including Gillisonville, Grays, Robertville, Tillman, Coosawatchie and Point South, are presently provided by the AHJ Bookmobile. In lieu of Bookmobile services to one or more of these areas, services could be provided through services locations in community centers, which would consist of areas for small collections and public computers. These locations would be open to the public 1 or 2 days each week (an increase of 2 to 4 times the hours presently provided by bookmobile service). Each location would be manned by 2 library staff members and would provide all services presently provided by the bookmobile and full-time locations.

By 2030, a new library will be needed along the Highway 278 corridor to accommodate the population in this area. It is estimated that this facility will need to be between 20,000 and 30,000 square feet to meet the Standards for South Carolina Public Libraries. There is the possibility that this facility could be a joint effort between Jasper and Beaufort County since both counties are part of the SCLENDS.

Staffing recommendations for library facilities include:

•   Require Branch Managers to be degreed (MLS or MLIS) librarians,
•   Have an additional degreed librarian in each facility to provide youth and reference services,
•   Have a staff member designated for technology programming and services to the public,
•   Bring staffing levels up to meet the Standards for South Carolina Public Libraries.

Jasper County Historical Society

The Jasper County Historical Society was founded in 1989 as a "not-for-profit organization dedicated to preserving the written, oral, and physical legacy of Jasper County…by maintaining physical collections and promoting the study, appreciation, and interpretation of local and regional history." The archives of the Jasper Historical Society are housed in the Jasper County Chamber of Commerce building, 403 Russell Street in Ridgeland.

Morris Center for Lowcountry Heritage

As stated on their website, "[The] Morris Center for Lowcountry Heritage is a non-profit organization funded by the Morris Foundation Trust. [Their] mission is to cultivate community understanding through education, preservation and celebration of the region's rich history and culture. It is a facility where a wide diversity of people can gather to explore and learn about the area's distinctive sense of place."

The Morris Center is located in downtown Ridgeland in a former service station that has been beautifully restored and repurposed. The Center offers exhibits, interactive learning, cultural offerings, and storytelling.

Healthcare

Beaufort-Jasper-Hampton Comprehensive Health Services, Inc. (BJHCHS) provides services in the three-county region and was initially established to provide health care services to the underserved. They have two locations in Jasper County – one in Hardeeville and one in Ridgeland.

Volunteers in Medicine (VIM) is an all-volunteer organization that provides free healthcare services to those without insurance. According to their website[6], "the all-volunteer free medical clinic provides medical exams, counseling and nutritional services as well as preventative disease education to over 2,000 eligible uninsured residents in Greater Bluffton and Jasper County." The Jasper clinic is located in Ridgeland.

Parks & Recreation

Jasper County currently has five community centers located around the county, typically located on sites about five acres in size. The amenities at each vary. Some have walking paths, playgrounds, and other amenities, but none of the centers are staffed. The community centers are available for rent, but without staff, the county is unable to offer any programming. However, the centers are booked heavily on the weekend. Significant investment is needed in the community centers and a thorough assessment of each building and property should be conducted as the basis for a capital improvement program for parks and recreation.

- Coosawhatchie Community Center
  200 Step School Road, Ridgeland
- Levy Limehouse Community Center 470 Mitchell's Court, Hardeeville
- Tillman-Wagon Branch Community Center 3796 Tillman Road, Ridgeland
- Tarboro Community Center
  370 Pinehaven Drive, Tillman
- Robertville Community Center
  9731 Cotton Hill Road Robertville

The Parks and Recreation department includes only five full-time staff members (director, administrative assistant, 3 maintenance staff) and one part-time staff member. The department manages and maintains the following:

- 5 baseball/multi-purpose fields
- 8 outdoor basketball courts
- 6 playgrounds
- 5 outdoor volleyball courts (1-sand court)
- 6 picnic shelters

Jasper County offers youth programs such as soccer, basketball, volleyball, and flag-football as well as adult volleyball. The county does not have a recreation center with a gym, but does have a partnership

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[6] https://bjvim.org/about-us/overview/

with the schools to use their gymnasiums and practice fields. Jasper County also does not have a public swimming pool.

According to a study conducted by The Strom Thurmond Institute in 2006[7], Jasper County will need an additional 60 acres annually to add to its park system. It should be noted, however, that population projections in this document did not come to fruition as projected, so the park projections may need to be re-evaluated as well.

Sergeant Jasper Park

Sergeant Jasper Park is a true gem in Jasper County. A former state park, it is now owned and operated by Jasper County. The 321-acre park features 130 acres of passive recreation, including walking, biking, fishing, kayak and canoe rentals, picnic shelters, primitive camping and a disc golf course that hosts three tournaments a year. The banquet room, which offers seating for 100 people, is available for rent and is frequently booked up to a year in advance.

The remaining area of Sergeant Jasper Park, approximately 191 acres, remains undeveloped. In 2006, the county developed a master plan for all of Sergeant Jasper Park, which is shown on the following page.

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[7] Taylor, Charles and William Molnar. Fiscal Impact Assessment: Jasper County, Hardeeville, and Ridgeland, South Carolina, The Strom Thurmond Institute, 20016.

Sergeant Jasper Park Conceptual Master Plan
Jasper County Parks & Recreation
Hardeeville, SC
March 15, 2016

Water Access

Jasper County is flanked by water (with the exception of the county line shared with Hampton County) and is thus fortunate to have ten boat ramps, three of which access the Savannah River. More detail is provided below.

Name	Amenities
B & C Landing	Boat ramp
Bolan Hall Landing	Boat ramp, dock
Becks Ferry Landing	Boat ramp, dock
Cooks Landing	Boat ramp
Corner Lake Landing	Boat ramp, shed, dumpster
Knowles Island Pier	Fishing pier
Dawson's Landing	Boat ramp, dock, dumpster, shed, bathrooms
Myers Lake Landing	Boat ramp (Non-motorized boats only)
New River Landing	Boat ramp, shelter
Turnbridge Landing	Boat ramp
Tuten's Landing	Boat ramp, shed, picnic table and restroom

Each of these boat ramps is owned and maintained by Jasper County, which is a significant commitment. The Parks and Recreation department is very proactive in seeking grant funding for the continual improvement and maintenance of these facilities.

Knowles Island Fishing Pier

Recommendations

Promote pride in our community by eliminating litter and disposing of waste responsibly.

- Establish a local "Keep Jasper Beautiful" affiliate, working with the statewide coordinators at Palmetto Pride.
- Create a public outreach and educational program. Utilize technical assistance and outreach materials from DHEC to improve recycling rates and reduce contamination in the recycling waste stream.
- Work with haulers to identify needs and address issues at recycling centers.
- Meet regularly with the operators of materials recovery facilities to assess recycling contamination rates.
- Adopt and support the "Don't Waste Food SC" campaign developed by DHEC, with a focus on educating the community about how to reduce food waste at home.

Provide the highest quality emergency services to the public.

- Provide the most highly trained personnel to handle the needs of the public
- Ensure adequate apparatus, equipment, facility and staffing coverage to provide fire and EMS services within recognized national standards

Provide the highest quality public safety services to the public.

- Construct a new headquarters/training building for the Sherriff's Office
- Increase budget to support needed staffing increases
- Develop and implement a vehicle replacement plan
- Equip all vehicles with computer systems for mobile data and add an in-house IT professional
- Establish new substations in Levy and Cherry Point
- Establish a Southern Division Office

Provide community parks and facilities to promote healthy lifestyles and sense of community.

- Develop a parks and recreation plan.
- Conduct an assessment of each of the community center buildings and properties to determine necessary maintenance and upgrade needs.
- Identify areas of the county where additional community centers are needed.
- Maintain and strengthen the partnership for shared recreational facilities between Jasper County and the Jasper County School District. This is the most effective stewardship of public dollars, especially given the financial and resource demands on each entity.
- Partner with the municipalities in the development of youth and adults sports programming.

Jasper County
Alternative
School

Ridgeland
Elementary
School

Ridgeland
Junior High
School

Ridgeland
High School

Hardeeville
Junior High /
High School

Hardeeville
Elementary
School

Royal Live
Oaks Academy

Legend

- Community Facility
- Library
- Public School
- Interstate
- US Highway
- State Highway
- Trail
- Jasper County Boundary
- Park

1 inch = 8,000 feet

0   4,000   8,000   16,000   24,000   32,000   40,000
                                                            Feet

Jasper County Comprehensive Plan

Community Facilities Exhibit

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Transportation

The southern portion of Jasper County is included in the Lowcountry Area Transportation System (LATS). LATS is a Metropolitan Planning Organization (MPO), which is a federal designation for the organization responsible for transportation planning in urban or urbanizing areas. As an MPO, LATS must follow the federal planning requirements set forth for transportation planning including the development of a Long-Range Transportation Plan (LRTP) and a budget-constrained Transportation Improvement Program (TIP). The LATS study area is shown below.
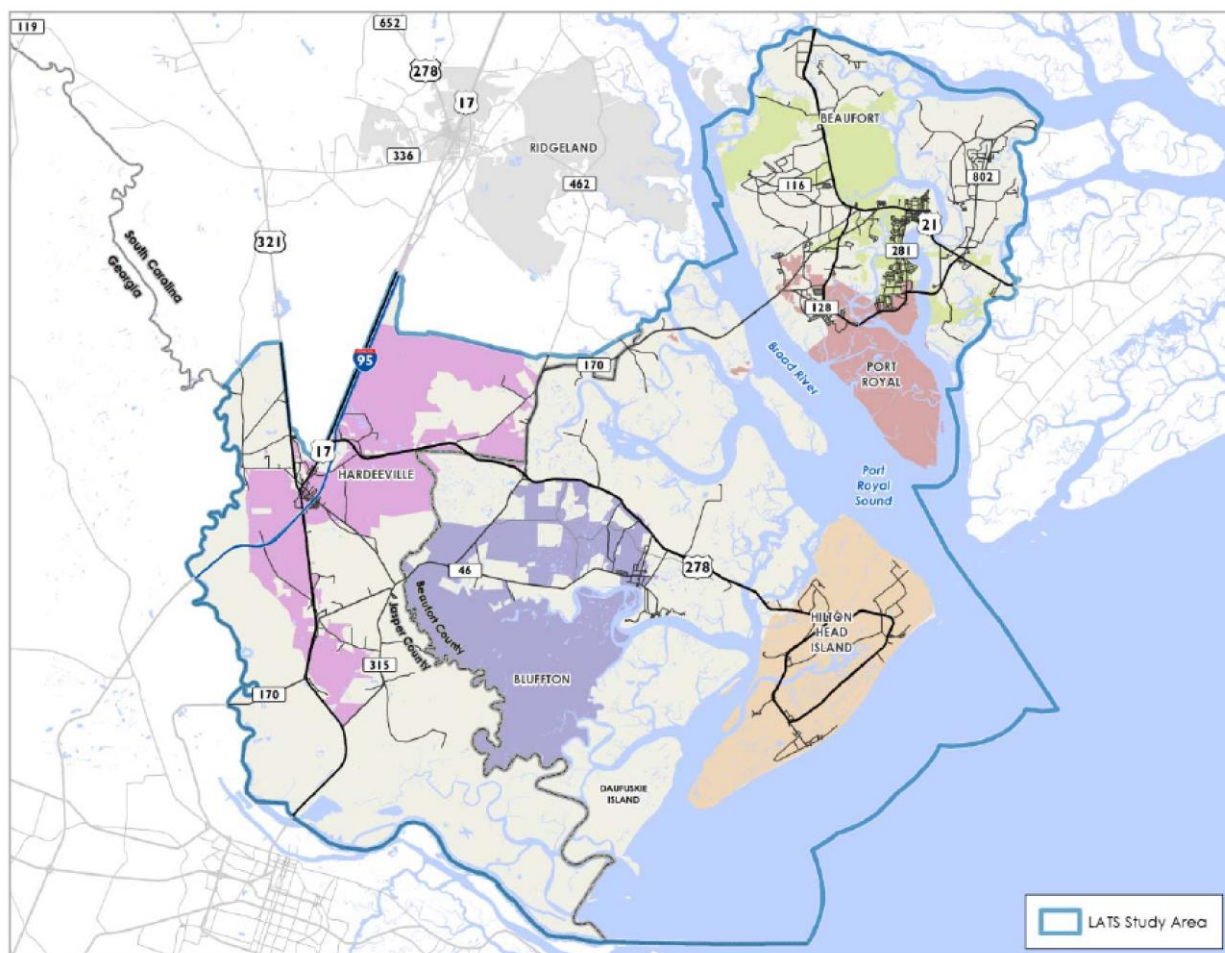
The northern, more rural portion of Jasper County is not included in the LATS planning area. Therefore, very limited long-range planning has been conducted in this area.

2040 LATS Long Range Transportation Plan (2040 LATS LRTP)[1]

The designation of an MPO is established based on US Census Bureau designations of urbanized areas. In 2013, the LATS MPO was established, for the urbanized areas of Beaufort and Jasper Counties in South Carolina, including the municipalities of Beaufort, Bluffton, Hardeeville, Hilton Head Island, and Port Royal. The first LATS Long Range Transportation Plan was finalized in December 2015. Readers are encouraged to review the full plan, which is hereby incorporated by reference into the Jasper County Comprehensive Plan. Highlights, as pertaining to Jasper County, are provided below.

The 2040 LATS LRTP provides guiding statements as well as goals and objectives for the study area to provide direction for the plan as well as help prioritize potential recommendations. Although the northern portion of Jasper County is outside of the LATS study area, the following Guiding Statements and Goals should apply equally across the county.

Guiding Statements

The following text is provided as written in the LRTP, but has been abbreviated.

A. Congestion Mitigation: Projects identified under this guiding principle focus on roadway improvements that enhance the ability move people and goods within and through the region. These roadway improvements are balanced by multimodal projects and initiatives. Congestion Mitigation projects seek to:
- Address congestion through strategic capacity improvements
- Implement access management on key corridors
- Improve connectivity
- Promote freight movement

B. Livability and Complete Streets: As part of the public realm, streets need to reflect the values of the community and reinforce a unique sense of place to be enjoyed by citizens—whether in urban, suburban, or rural contexts. Implementing complete streets are one way to transform transportation corridors from vehicle-dominated roadways into community-oriented streets that safely and efficiently accommodate all modes of travel—not just motor vehicles. Projects fulfilling the Livability and Complete Streets guiding principle seek to:
- Create corridors that serve multimodal needs
- Enhance safety
- Integrate land use strategies with transportation goals
- Emphasize potential growth areas
- Enhance gateways, signage, and beautification

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[1] The Lowcountry Area Transportation Study (LATS) is administered by the planning department of the Lowcountry Council of Governments. The 2040 LATS LRTP was produced by Kimley Horn, December 2015. The full plan is available at http://www.lowcountrycog.org/2040%20LATS%20LRTP.pdf.

C. Barriers to Mobility: The long-range transportation planning process devises a strategy to create a regional transportation system that not only accommodates the current mobility needs of residents but also looks to the future to anticipate where new needs will arise. A transportation network with mobility choices is critical for sustaining and extending economic development. Projects fulfilling the Barriers to Mobility guiding principle seek to:

- Enhance evacuation routes
- Address bridge deficiencies
- Advocate system maintenance
- Improve system connectivity
- Promote intersection-level improvements

D. Multimodal Integration: Strategic investment in major roadways must be balanced with improvements to the bicycle, pedestrian, transit, and freight network to keep people and goods moving, allow better access and mobility for residents and visitors, and enhance the way of life in the region. Projects fulfilling the Multimodal Integration guiding principle seek to:

- Develop priorities for bicyclists and pedestrians
- Create coordinated transit improvements and strategies for system
- maintenance
- Support economic vitality

E. Economic Vitality and Tourism: Economic vitality often means different things to different people but typically includes a diversified economy with well-paying jobs in stable industries. Economic vitality initiatives reinforce the importance of economic health to overall quality of life. For the Lowcountry area, economic vitality often is linked with tourism. Protecting the character of our communities requires a balanced approach to accommodating future growth and preserving valued open spaces. Therefore, projects fulfilling the Economic Vitality and Tourism guiding principle seek to:

- Promote economic competitiveness
- Attract new development
- Leverage our tourism assets
- Encourage recreational activity

F. Environmental Stewardship: Protecting and enhancing the environment is a concern shared throughout the transportation community and a clear requirement of federal legislation. More importantly, projects that promote environmental stewardship rather than those that require environmental mitigation can be championed in regional transportation planning exercises such as the LRTP. As a result, projects that fulfill the Environmental Stewardship guiding principle seek to:

- Emphasize system preservation
- Provide alternatives to environmentally harmful improvements
- Protects environmental, social, and historical resources
- Enhances access and mobility for disadvantaged populations

Goals

The following goals are as stated in the LRTP.

Preserve, maintain, and enhance the existing transportation system.

- Give priority to projects that improve the condition of the existing transportation system or upgrade existing transportation facilities.
- Improve connections between modes of transportation.
- Seek opportunities to use access management and design treatments to improve the mobility of strategic corridors.

Improve the operational efficiency of the transportation network.

- Encourage initiatives that promote transit and other transportation modes as alternatives to the single occupancy vehicle.
- Promote the use of technological improvements as part of an overall transportation management strategy.
- Support measures that reduce travel during peak demand hours.

Support the economic vitality of the region.

- Give priority to transportation programs that retain existing businesses and attract new businesses to the area.
- Improve access to freight facilities (ports, airfields, industrial parks) for people and freight.
- Advocate efforts that encourage the development of tourism in the region.

Protect and enhance the environment.

- Minimize direct and indirect environmental impacts of the transportation system by considering improvements to the existing system ahead of newly constructed facilities.
- Minimize the impact of proposed transportation improvements to neighborhoods.
- Integrate land use and transportation policies to limit impacts to sensitive land, focus development in prime locations, encourage trips by modes other than personal automobiles, and enhance the region's quality of life.

Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.

- Create a system of interconnected streets to improve mobility and distribute traffic efficiently and appropriately by purpose and function.
- Encourage Complete Streets initiatives, streetscape and traffic calming features in roadway designs for collector and residential streets.
- Promote a bicycle- and pedestrian-friendly environment by filling gaps and improving connectivity among the region's homes, parks, community activity centers, employment hubs, and other key destinations.

Enhance the safety of the transportation system for all users.

- Provide a safe traveling experience for all users by implementing safety measures at high priority crash locations and improving facilities for bicyclists and pedestrians.
- Give priority to projects and programs that eliminate roadway hazards and improve safety.

- Support the development and implementation of roadway design standards that improve highway safety.

## Enhance the security of the transportation system for all users.

- Assess transportation improvements in terms of impact to neighborhoods, travel times, and access to community services.
- Give priority to projects and programs that eliminate roadway hazards and improve security.
- Protect the capacity of I-95, strategic bridges, and other regional corridors that serve as evacuation routes for natural disasters.

Maintain financial responsibility in the development and preservation of the transportation system.

- Give priority to those transportation projects and programs that provide the greatest net benefit at the least cost.
- Ensure transportation projects and programs utilize available funds in the most cost-effective and financially responsible manner possible.
- Seek out additional federal and state transportation funds whenever possible.

Recommendations

This section summarizes roadway infrastructure recommendations that have been reviewed by the LATS Board. The map on the following page is based on the LATS LRTP maps to provide a summary overview for Jasper County. The maps for each recommendation type show projects for the entire LATS area while the project list includes those projects that are either partially or entirely within Jasper County. Consult the 2040 LATS LRTP for more detail.
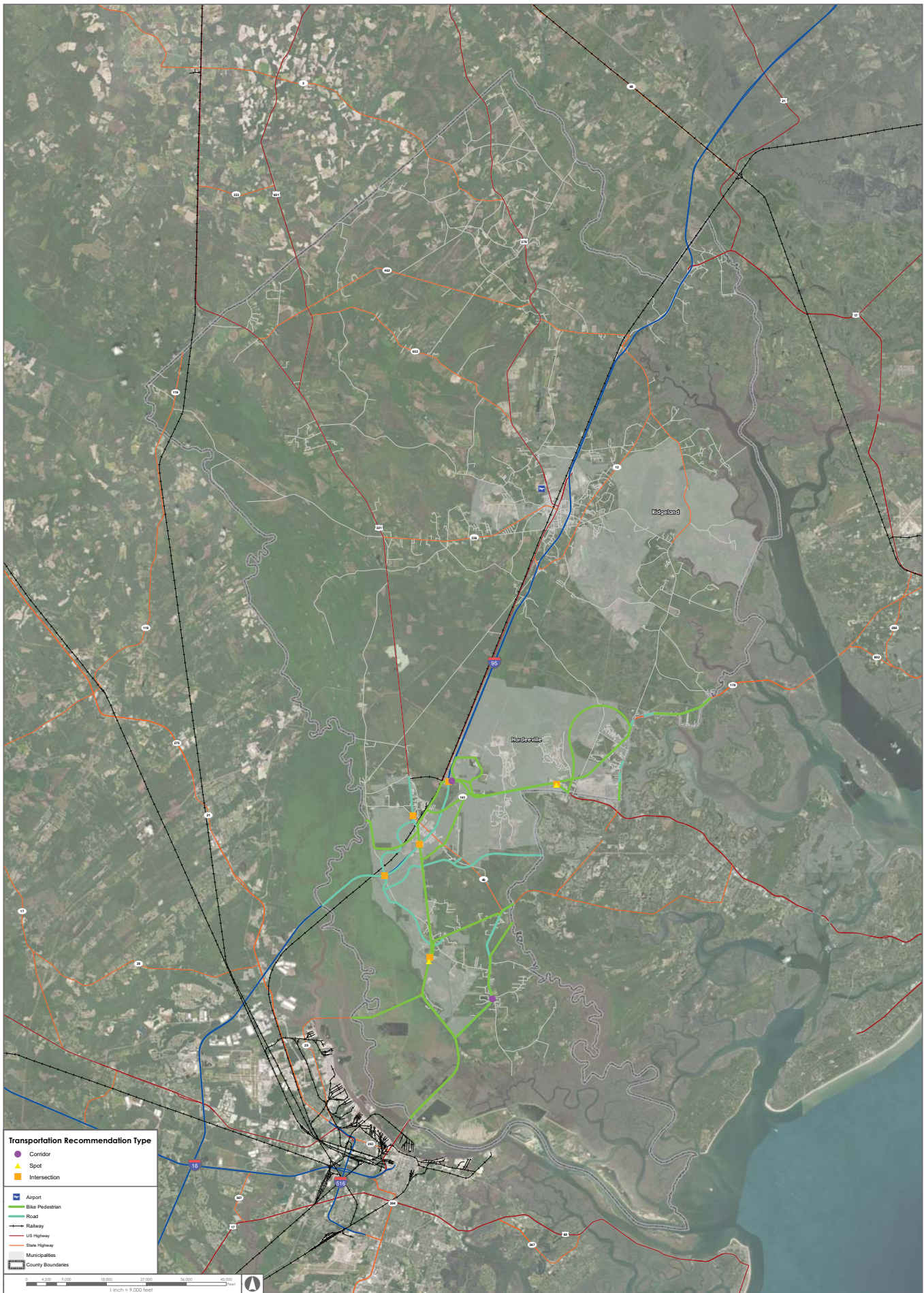
Transportation Recommendation Type
- Corridor
- Spot
- Intersection

- Airport
- Bike Pedestrian
- Road
- Railway
- US Highway
- State Highway
- Municipalities
- County Boundaries

1 inch = 9,000 feet

Ridgeland

Hardeeville

Japser County Comprehensive Plan

Transportation Exhibit

Roadway Recommendations

The following section describes the corridor and intersection recommendations for the 2040 LATS LRTP. These improvements include new location roadways, roadway widening, access management improvements, interchange and intersection improvements, and enhancements to the collector street network.

Spot Recommendations in Jasper County		
Key	Location	Description
S2	US 21 and SC 802 Intersection	Intersection improvements are proposed by the US 21 - SC 802 Connector Traffic Study at US 21 and SC 802. This project will facilitate multimodal integration, address barriers to mobility, and enhance livability in Beaufort. Improvements at this location should be coordinated with project C-1. Improvements at this location could also consider the creation of nearby alternative routes to reduce the number of vehicles using this intersection.
S4	US 278 and Argent Blvd (S 442) Intersection	Intersection improvements are proposed at US 278 and Argent Boulevard near Hardeeville. This project will mitigate congestion, involve multimodal integration, and address barriers to mobility. At this time a roadway safety audit is being prepared for US 278. Final recommendations for this intersection will defer to the results of this study.
S5	I-95 and US 278 Interchange	Interchange improvements are proposed by the Hardeeville 2009 Comprehensive Plan at Interstate 95 and US 278. This project will support multimodal integration, involve environmental stewardship, and address barriers to mobility. At this time there is a traffic study currently underway and the final recommendations will defer to the results of the study.
S7	US 321 and SC 46 Intersection	Intersection improvements are proposed at US 321 and SC 46. This project will facilitate multimodal integration,involve environmental stewardship and support economic vitality and tourism.
S9	I-95 and US 17 Interchange	Interchange improvements are proposed by the Hardeeville 2009 Comprehensive Plan at Interstate 95 and US 17. This project will support multimodal integration along the East Coast Greenway and address barriers to mobility.
S11	I-95 and Riverport Pkwy Interchange	Interchange improvements are proposed by the Hardeeville 2009 Comprehensive Plan at Interstate 95 and Riverport Parkway. This project will mitigate congestion, support economic vitality and tourism, and address barriers to mobility. An environmental impact study is underway with the Army Corps of Engineers at this spot location.
S12	US 17 and SC 170 Intersection	Intersection improvements are proposed at US 17 and SC 170 in Hardeeville. This project will facilitate multimodal integration, involve environmental stewardship, and enhance livability.
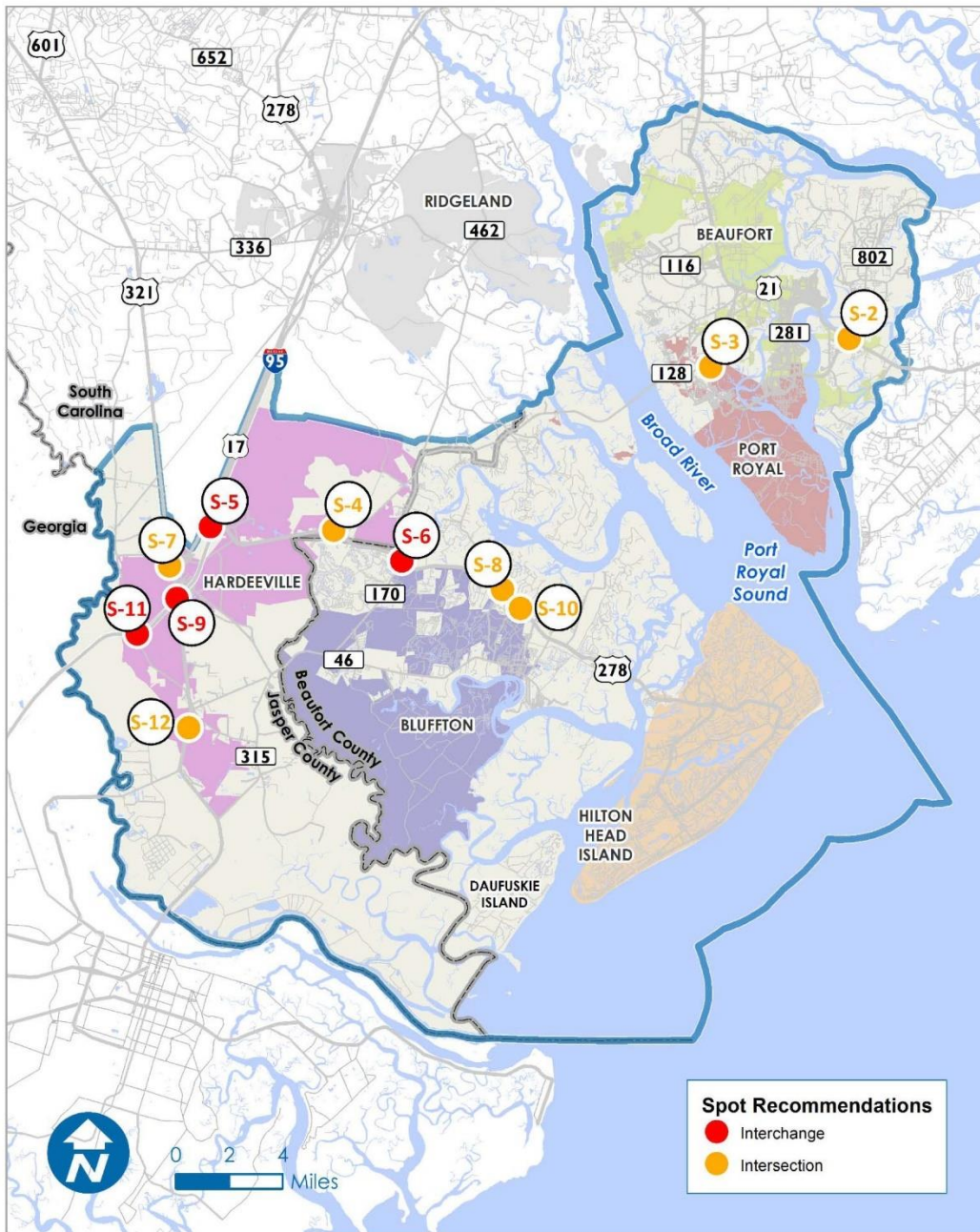
| Corridor Recommendations In Jasper County |
Key	Location	Type	Length (Miles)	Description
C-5	SC 170 from US 278 to US 21 Bus	ITS/Access Management	19.34	ITS and access management improvements are proposed along 20 miles of SC 170 from US 278 to US 21 Business. This project will mitigate congestion and promote multimodal integration. With improvements to the Broad River bridge, it also addresses barriers to mobility. As a future phase, a separated shared use path including a section parallel to the Broad River Bridge should be considered as part of the permanent route for the East Coast Greenway.
C-9	Argent Blvd from US 278 to SC 170	Roadway Widening	4.13	Argent Boulevard is proposed to be widened from 2 lanes to 4 lanes from US 278 to SC 170. This project will mitigate congestion and promote multimodal integration in Hardeeville.
C-10	US 278 from I-95 to SC 170	Roadway Widening	7.85	US 278 is proposed to be widened from 4 lanes to 6 lanes from Interstate 95 to Argent Boulevard in Hardeeville. This project will mitigate congestion and promote multimodal integration.
C-11	US 321 from US 17 to Honey Hill Rd	Roadway Widening	2.17	US 321 is proposed to be widened from 2 lanes to 4 lanes from US 17 to Honey Hill Road. This project will mitigate congestion and promote environmental stewardship. It will also address barriers to mobility by increasing the capacity of a hurricane evacuation route.
C-14	Bluffton Pkwy from Riverport Pkwy to SC 170	New Location	9.52	A four-lane extension of Bluffton Parkway is proposed for almost ten miles from Riverport Parkway to SC 170 in Bluffton. This project will mitigate congestion and address barriers to mobility.
C-15	from Bluffton Pkwy to SC 46	New Location	0.41	A new four-lane roadway is proposed outside of Hardeeville from Bluffton Parkway to SC 46. This project will mitigate congestion and address barriers to mobility.
C-16	I-95 from Georgia state line to US 278	Roadway Widening	8.16	Interstate 95 from the Georgia line to US 278 is proposed to be widened from 4 lanes to 6 lanes in order to mitigate congestion. This project also promotes economic vitality and tourism by improving access into South Carolina from Georgia.
C-17	Riverport Pkwy from SC 170 to US 321	New Location	8.02	A new four-lane roadway is proposed in Hardeeville to parallel US 17 from SC 170 to US 321. This project will mitigate congestion and address barriers to mobility. Approximately 1800 linear feet of the 4-lane divided roadway have been completed.
C-18	SC 315 / SC 46 from SC 170 to Pin Oak St	ITS/Access Management	9.74	ITS and access management improvements are proposed along SC 315 / SC 46 from SC 170 to Pin Oak Street in Bluffton. This project will mitigate congestion, promote multimodal integration, and enhance livability by improving traffic management in downtown Bluffton.
C-21	SC 315 / SC 46 from US 17 to SC 170	ITS/Access Management	6.10	ITS and access management improvements are proposed along SC 315/ SC 46 from US 17 to SC 170. This project will mitigate congestion and facilitate multimodal integration. It will also promote economic vitality and tourism by improving access to Bluffton from US 17. This project is collocated with project C-23.
C-23	SC 315 / SC 46 from US 17 to SC 170	Roadway Widening	6.10	SC 315 / SC 46 is proposed to be widened from US 17 to SC 170 from 2 lanes to a 4-lane divided highway in order to mitigate congestion. This project will also promote economic vitality and tourism by improving access to Bluffton from US 17. This project is collocated with project C-21.
C-24	US 17 from SC 170 to SC 315	Roadway Widening	2.40	US 17 is proposed to be widened from 2 lanes to 4 lanes from SC 315 to SC 170 in order to enhance economic vitality and tourism. This project will also promote multimodal integration. A project to improve US 17 from SC 170 to the Georgia state line is currently included in the LATS 2015-2019 TIP. A future phase should be considered to provide a shared-use boardwalk facility.
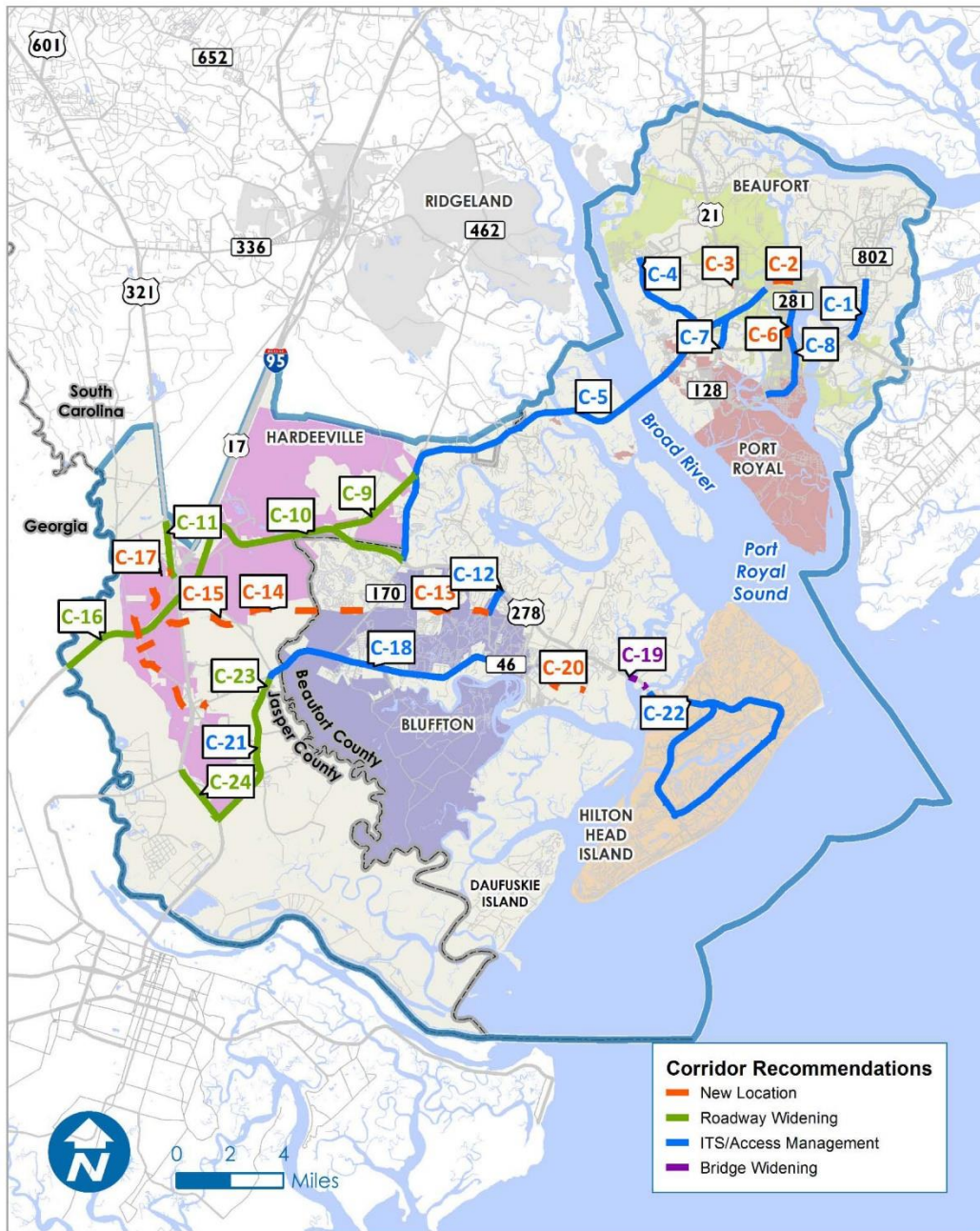
Bicycle and Pedestrian

The 2040 LATS LRTP's recommended bicycle and pedestrian plan is based on a review of previously adopted plans, dialog with stakeholders, and feedback from the local community. The plan's strategy is to supplement existing facilities to address obstacles to bicycle and pedestrian travel and yield a more robust and connected network. The plan's recommended bicycle and pedestrian facility projects were guided by the LRTP's desire to mitigate congestion, improve livability and create complete streets, enhance multimodal integration, and encourage economic vitality and tourism.

The 2040 LATS LTRP contains a wealth of information pertaining to considerations for bicycle and pedestrian planning (the "Five E's" of engineering, education, encouragement, enforcement, and evaluation/planning), types of facilities, skill level, public perception, and types of users. Information pertaining to types of users is provided in detail here:

An understanding of the types of non-motorized travelers is paramount to the development of a plan that recommends the appropriate facilities for the intended or expected users of the facility. Two pieces of information that define the type of user are trip purpose, which pertains to both cyclists and pedestrians, and skill level, uniquely relevant to bicycle facilities. The impetuses of those traveling by bike or foot paired with the varying skill and comfort levels of cyclists require a flexible and responsive approach to bicycle and pedestrian planning. Cycling and walking often falls into two distinct types of travel:

1. *Utilitarian, non-discretionary travel.*
   In some cases, persons with disabilities and many elderly are not able to operate a motor vehicle. In addition, some households simply cannot afford an automobile. According to the 2012 American Community Survey 5-Year Estimates, approximately 5% of all households in the region do not have a vehicle available. For those unable to drive and persons living in households with no vehicles, the only option for daily necessary trips may be transit, bicycling, and walking.
2. *Recreational, discretionary travel.*
   As mentioned above, walking and bicycling are excellent methods of exercise, helping residents to establish a healthy lifestyle while enjoying the livability of their communities. Cycling and walking for fun is increasing in popularity as Americans continue to realize the benefits of these activities.

Both types of travelers would benefit from a complete network of bicycle and pedestrian facilities, as well as programs that educate and encourage current and future users.

In Jasper County, over 30% of households have access to only one vehicle (or none at all) and 3.5 percent of commuting trips are by bike or on foot. Given the limited transit service currently provided in the region, cycling and walking are important modes of travel. This is especially important in lower income households with more than one wage earner. According to the *Your Driving Costs* study by AAA, owning and operating a new car in 2017 will cost an average of $8,469 annually. If other transportation options are viable, this money can be utilized towards other expenses.

As recognized in number two above, active transportation options such as walking and cycling also help promote a healthier lifestyle. As referenced in the *Population* chapter of the Comprehensive Plan,

health data in Jasper County demonstrates there are improvements needed to public health for the community.

The 2040 LATS LRTP also provides an important reference to the East Coast Greenway:

The East Coast Greenway is a long-distance, continuous, traffic-free route that aims to connect existing and planned shared-use paths from Maine to Florida. The East Coast Greenway, planned to lie largely within the public right-of-way, is still in development and is intended to follow existing roadways where greenways have not yet been developed. The East Coast Greenway distinguishes between Permanent and Interim Routes with the following definitions:

- *Permanent Route. The permanent route is that portion of the corridor that now or in the future will be on off-road trail or otherwise separated from motor traffic (i.e. cycletrack or permanent barrier protecting bicyclists and pedestrians). Any on-road sections are viewed as interim, and the goal is to continue working until a means to move them off-road can be found. The goal is as close to a 100% off-road route as physically possible, with bike lanes, sharrows, cycle tracks, and sidewalks in the remaining sections. Still, because the aim of the East Coast Greenway is to serve people of all ages and abilities, efforts to find off-road solutions, even in challenging locations, will be maintained.*
- *Interim Route and Current Travel Route. To provide a way for experienced cyclists to travel the East Coast Greenway today, on-road (interim) routing to link completed trails has been carefully chosen and field-checked. This interim routing will be abandoned incrementally as off-road trails are established in line with the vision of an entirely off-road and traffic-free ECG.*

Currently, the main East Coast Greenway route in South Carolina connects from Savannah north to Ridgeland, east to Charleston, and runs along the coast through Georgetown and Myrtle Beach before crossing into North Carolina. To promote better connections between state bike routes and the East Coast Greenway, the 2040 LATS LRTP recommends the rerouting of the East Coast Greenway to travel from Savannah north to Hardeeville along US 17, along SC 170 to Beaufort, and then north along US 21 before reconnecting with the current route alignment via Trask Parkway. This preferred alignment is shown on the [Bicycle / Pedestrian Recommendations] map. Other considerations [in Jasper County] for the East Coast Greenway include:

- *Explore options for improved crossings between Georgia and South Carolina.*
- *Consider future improvements to US 17 such as a boardwalk on one side.*
- *Evaluate options for the US 17/I-95 crossing south of Hardeeville.*
- *Continue to re-evaluate route as the trail network expands.*

	Bike / Ped Facility Recommendations in Jasper County		
	Location	Type	Length (Miles)
A	US 278 from US 17 to SC 170	Bike Lanes	8.2
B	Extension along utility easement	Trail	1.8
C	US 17 from Georgia line to US 278	Bike Lanes	16.0
I	Old Palmetto Bluff Rd from Palmetto Bluff Rd to SC 46	Multi-Use Path	1.0
P	W K Alston Dr from SC 170 to Broad River Blvd	Multi-Use Path	0.4
W	SC 170 / SC 46 from US 17 to Stock Farm Rd	Bike Lanes	13.6
Y	SC 170 from US 278 to SC 128	Multi-Use Path	13.0
BB	SC 315 from US 17 to north of Cook Landing Rd	Bike Lanes	4.1
CC	SC 170 from Georgia line to US 17	Wide Shoulders	3.2
DD	From US 321 to Purrysburg Rd	Trail	3.4
EE	From US 17 to US 278 via utility easement	Trail	3.5
FF	Along I-95 Frontage Rd around Sergeant Jasper Park	Multi-Use Path	5.0
GG	From US 278 to SC 170	Multi-Use Path	6.2
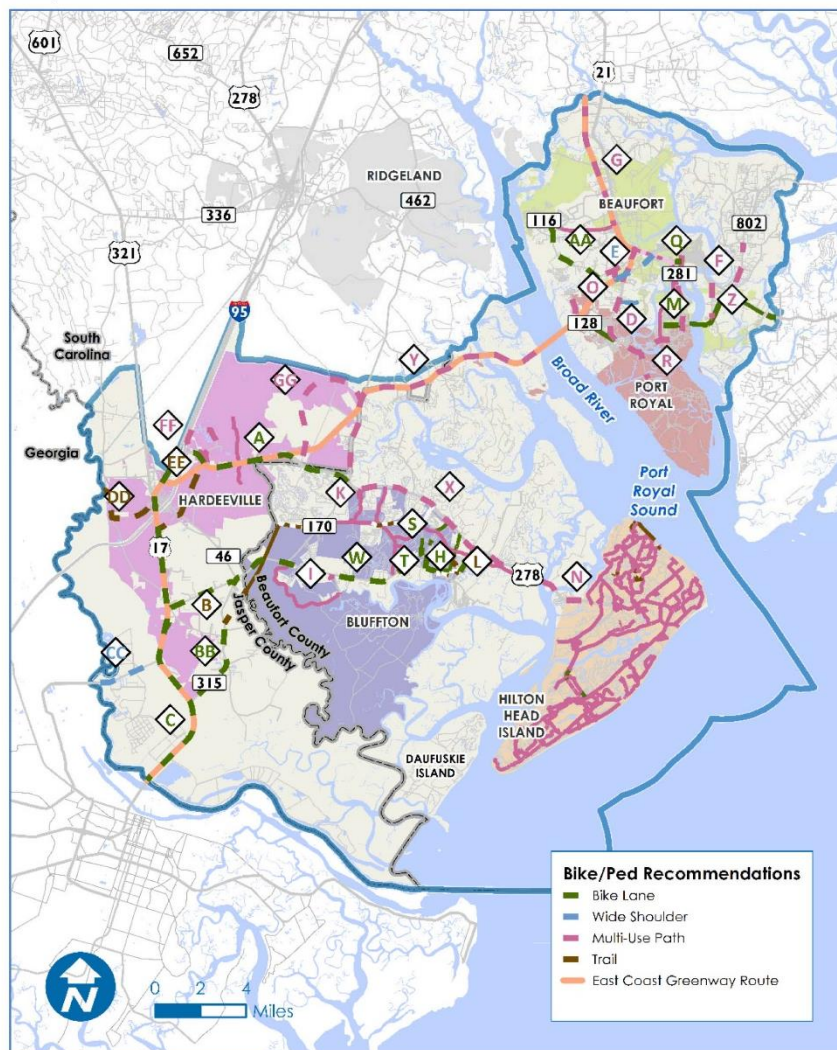
Transit

As Jasper County continues to grow and develop, transit will become an increasingly important transportation option. Thoughtful coordination of land use planning and transit can support a more robust and efficient transit system. Excerpts from 2040 LATS LRTP relating to transit are provided here.

Palmetto Breeze, formally known as Lowcountry Regional Transportation Authority (LRTA), has been serving residents, employees, and visitors in Beaufort and Jasper Counties, as well as Allendale, Colleton, and Hampton Counties with transit service for nearly four decades. The various transit options — seven commuter fixed routes, four demand-response routes, and five coordinated routes — offered by Palmetto Breeze serve riders across the Lowcountry region. In 2014, the South Carolina Department of Transportation (SCDOT) recognized Palmetto Breeze as the Human Services Transit Provider of the Year and the Most Improved Transit System.

The Transit element of the 2040 Lowcountry Area Transportation Study Long Range Transportation Plan (2040 LATS LRTP) documents existing public transportation and paratransit service in the LATS area, evaluates recent and on-going transit planning efforts, and recommends strategies to enhance access and mobility for residents throughout the area.

The 2040 LATS LRTP transit plan builds upon previous planning efforts and evaluates opportunities to create a coordinated system that serves existing and potential needs of the area while satisfying Federal and State eligibility requirements for financial assistance. The plan's recommended improvements for Palmetto Breeze's existing service and programs were guided by the LRTP's desire to mitigate congestion, improve livability and complete streets, enhance multimodal integration, and emphasize environmental stewardship.

Fixed Route and Demand Response

Palmetto Breeze operates seven commuter fixed routes which all share Hilton Head Island as their southern terminus. Two of the commuter fixed routes serve Beaufort County via the City of Beaufort, while the other five connect to Jasper County. The commuter fixed routes utilize 40-foot coach buses and one-way fares range from $2.50 to $4.00.

Demand response transit, also known as Dial a Ride, permits riders to schedule rides in advance. This enables the transit agency to serve riders in more rural areas while balancing resources. Three of the four demand response routes connect to the City of Beaufort, while the fourth connects Bluffton to Hilton Head Island. One-way fares are $3.75.

Palmetto Breeze operates three coordinated routes in the LATS region: one that serves Hardeeville, one that connect Bluffton to Hilton Head Island, and one that connects Hardeeville north to Ridgeland. The coordinated routes operate similar to the demand response service; riders must call ahead of time to schedule a ride.

However, the transit services are provided by offering vacant seats on services that are operating in the area on the days and times and at the locations of those services on a space-available basis. The base fare is $5.00 per one-way trip and $3.00 for each additional 10-mile increment. A map showing Palmetto Breeze's service area is shown below.

Recommendations

Several recommendations to improve transit service and facilities and to implement policy changes were included in the previously adopted plans. A consolidation of the recommendations is provided below, categorized by recommendation type.

Policy and Program Recommendations

- Provide public transit to support employment, education, medical care, human services
- Support economic development and community activity
- Provide transit services for those who don't have choices and those who do
- Develop services for specific market segments
- Change image from "last resort" to "first choice"
- Align itself with its communities' needs and leadership

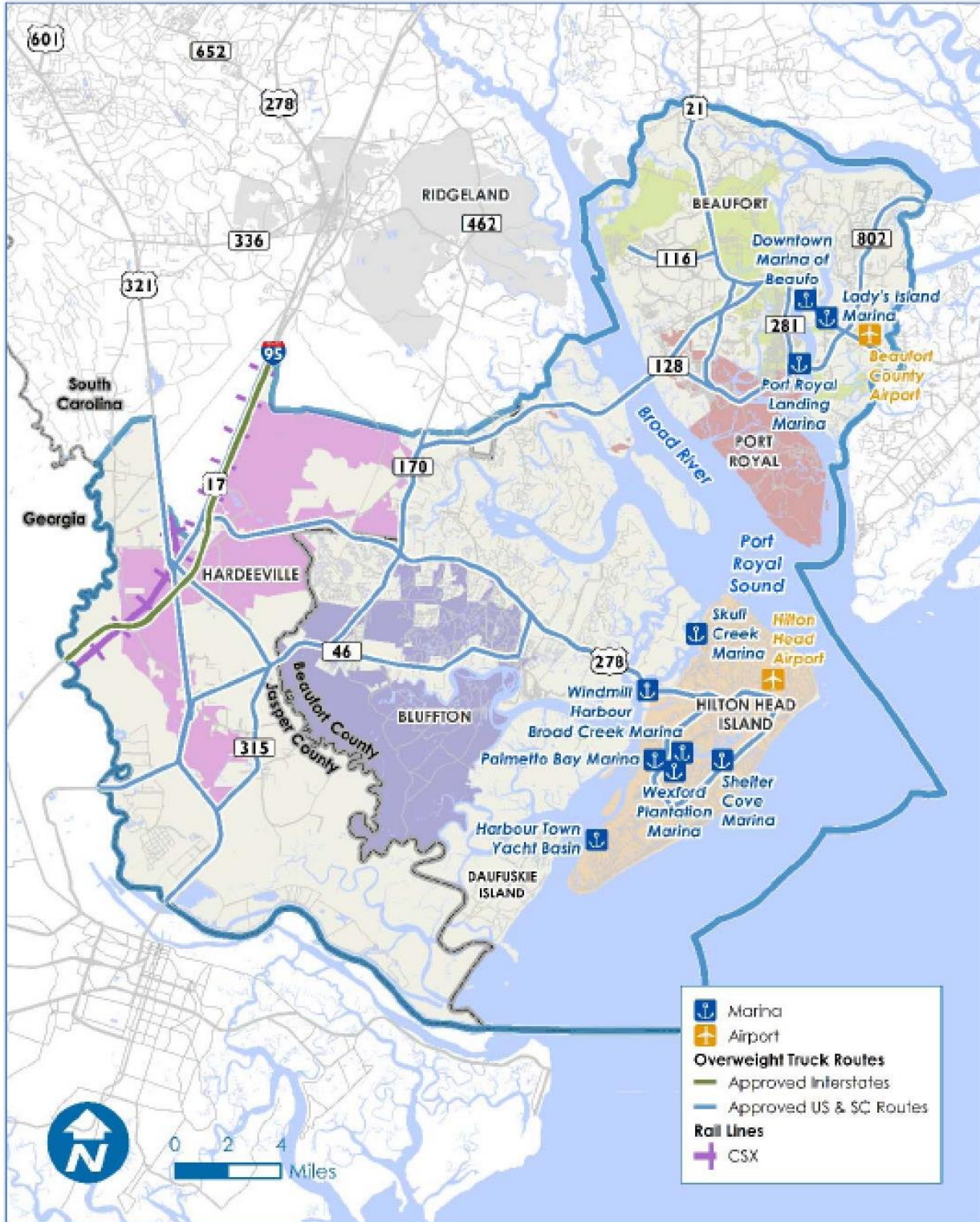### Route and Facility Recommendations

- Schedule major arteries service
- Provide local routes on Hilton from motels to beaches and shopping centers and outlet stores
- All day service in Beaufort
- Park & ride in Beaufort and Bluffton and on Hilton Head
- Circulator on Hilton Head
- Paratransit service
- Beach trolley on Hilton Head
- Commuter and family service between Laurel Bay and the three military facilities
- Routes for and with hospitals to help them meet their Medicaid goals of eliminating re-admissions
- Savannah and Charleston routes

Given the region's new designation as a Small Urban Area and the continued maturation of Palmetto Breeze, a transit system development plan should be completed prior to updating the 2040 LATS LRTP.

Freight and Aviation

As stated in the Freight and Aviation Element of the 2040 LATS LRTP, "The movement of goods and people through and between communities plays an important role in the LATS region's economic vitality. Although freight movement often is unnoticed by the public, the ability to efficiently move goods and commodities directly impacts regional, national and international economic competitiveness. It is essential that freight and aviation continues to be safe, reliable, and cost-effective for the LATS region."

The map below provides an overview of the freight and aviation routes in the LATS area.

Map labels:
- 601
- 652
- 278
- 336
- 321
- 95
- RIDGELAND
- 462
- 116
- 281
- 128
- BEAUFORT
- 802
- Downtown Marina of Beaufo
- Lady's Island Marina
- Beaufort County Airport
- Port Royal Landing Marina
- PORT ROYAL
- South Carolina
- 17
- Georgia
- 170
- Broad River
- Port Royal Sound
- HARDEEVILLE
- Skull Creek Marina
- Hilton Head Airport
- 46
- 278
- Windmill Harbour
- Broad Creek Marina
- HILTON HEAD ISLAND
- Beaufort County / Jasper County
- BLUFFTON
- Palmetto Bay Marina
- Shelter Cove Marina
- 315
- Wexford Plantation Marina
- Harbour Town Yacht Basin
- DAUFUSKIE ISLAND

Legend:
- ⚓ Marina
- ✈ Airport
- **Overweight Truck Routes**
- —— Approved Interstates
- —— Approved US & SC Routes
- **Rail Lines**
- —|— CSX

N

0 2 4 Miles

While the two airports within the LATS area are shown, the Ridgeland Claude Dean Airport, formerly known as the Ridgeland Airport, is located outside of the study area and is therefore not included on the LATS map.

The Ridgeland Claude Dean Airport is located just north of the Town of Ridgeland at 10 Airport Road off Grays Highway. The airport began an expansion in 2017 which includes four phases, scheduled for completion in 2018 – 2019. Following this expansion, the airport will be classified as general aviation, allowing for both commercial and non-commercial aircraft and activity. The airport is named for Mr. Claude Dean, a World War II veteran and chair of the Jasper County Aeronautics Commission from 1970 until his death in September 2016.

The Jasper County zoning ordinance includes an Airport Overlay District to address land uses within close proximity to the airport. This ordinance was recently updated to reflect the current expansion of the airport. Any future airport expansions should also include appropriate updates to the Airport Overlay District to avoid incompatible land uses.
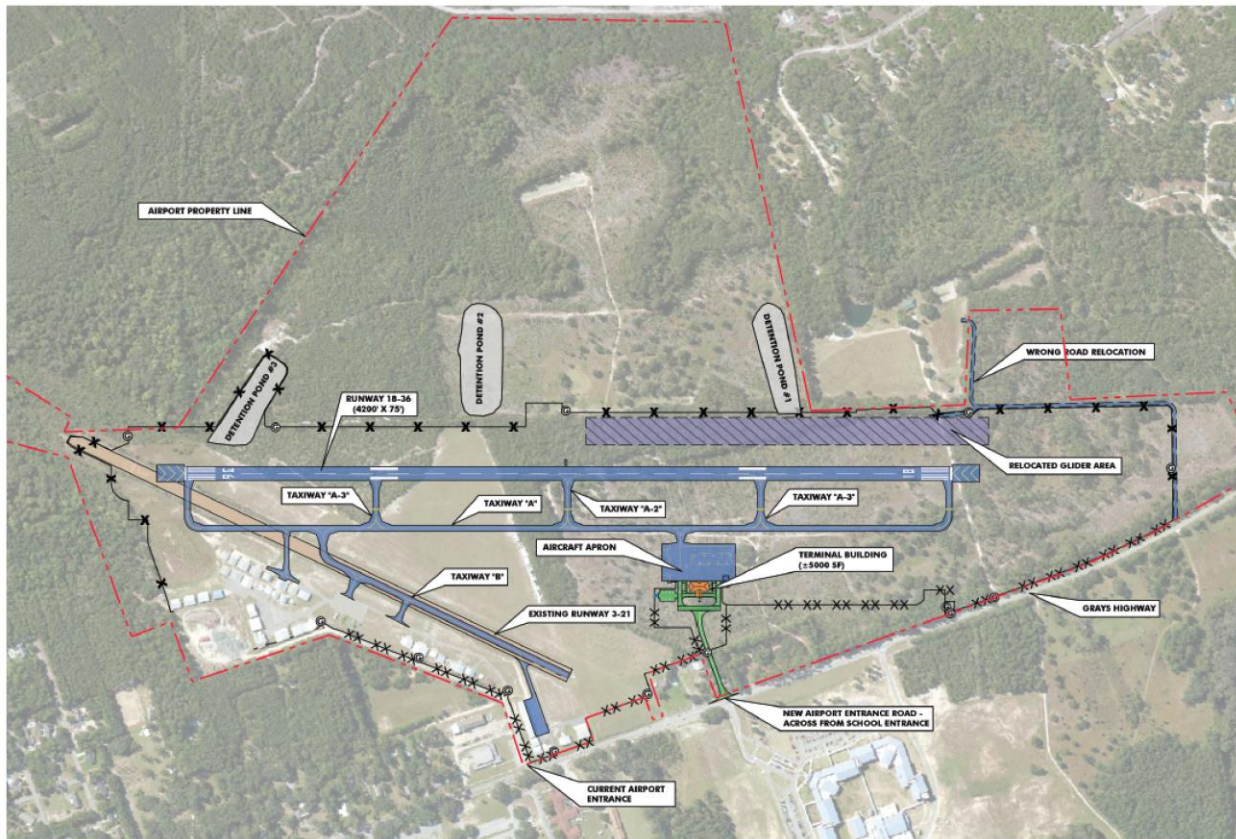
Natural Resources

Throughout the development of the Comprehensive Plan, one of the most strongly held and commonly reoccurring themes was the community's connection to and appreciation of the natural beauty of Jasper County. In recognition of the importance of its natural assets, Jasper County developed a *Natural Resources Conservation Plan*, published in May 2007. The plan was developed through community collaboration, with the three primary leading agencies of the U.S. Department of Agriculture – Natural Resources Conservation Service (NRCS), S.C. Sea Grant Consortium (SCSGC), and S.C. Department of Natural Resources (SCNDR). Although the plan is somewhat dated, it remains an extremely useful and valuable resource for the community. Much of the information contained in this chapter is carried forward from this Plan and updated as available.

Streams, Rivers, and Watersheds

Jasper County is bounded by two major river systems: the Savannah River and the Broad River. Each of these major river systems is fed by numerous streams and tributaries and their associated wetlands. As cited in the *Natural Resources Conservation Plan*, water resources in Jasper County include, but are not limited to bottomland hardwood wetlands, isolated wetland depressions, cypress swamps, an array of wetlands and marshes, farm ponds, streams, creeks, rivers, and tidal marshes. These water resources are important recreation, aesthetic, biological, and water supply resources for Jasper County and support commercial and recreational activities, such as hunting and fishing. According to the Plan, the Savannah River estuary provides habitat for at least 92 species of fish, including striped bass, shad and sturgeon. The marshes and freshwater tidal wetlands also provide important breeding grounds for shrimp, blue crabs, and a wide variety of commercial and recreational fishes.

The county is split between two major river basins, the Savannah and Salkehatchie, as shown to the right, along with the sub-basins.

The map on the following page shows water resources throughout the county. As is common among the coastal counties throughout South Carolina and Georgia, wetlands are a predominate feature.

Source: https://gis.dhec.sc.gov/watersheds/

Jasper County Comprehensive Plan

Water Resources Exhibit
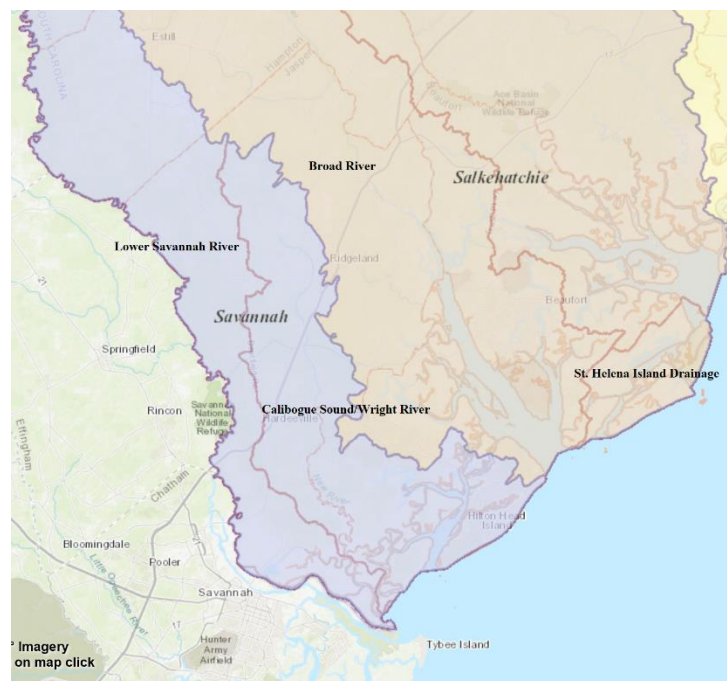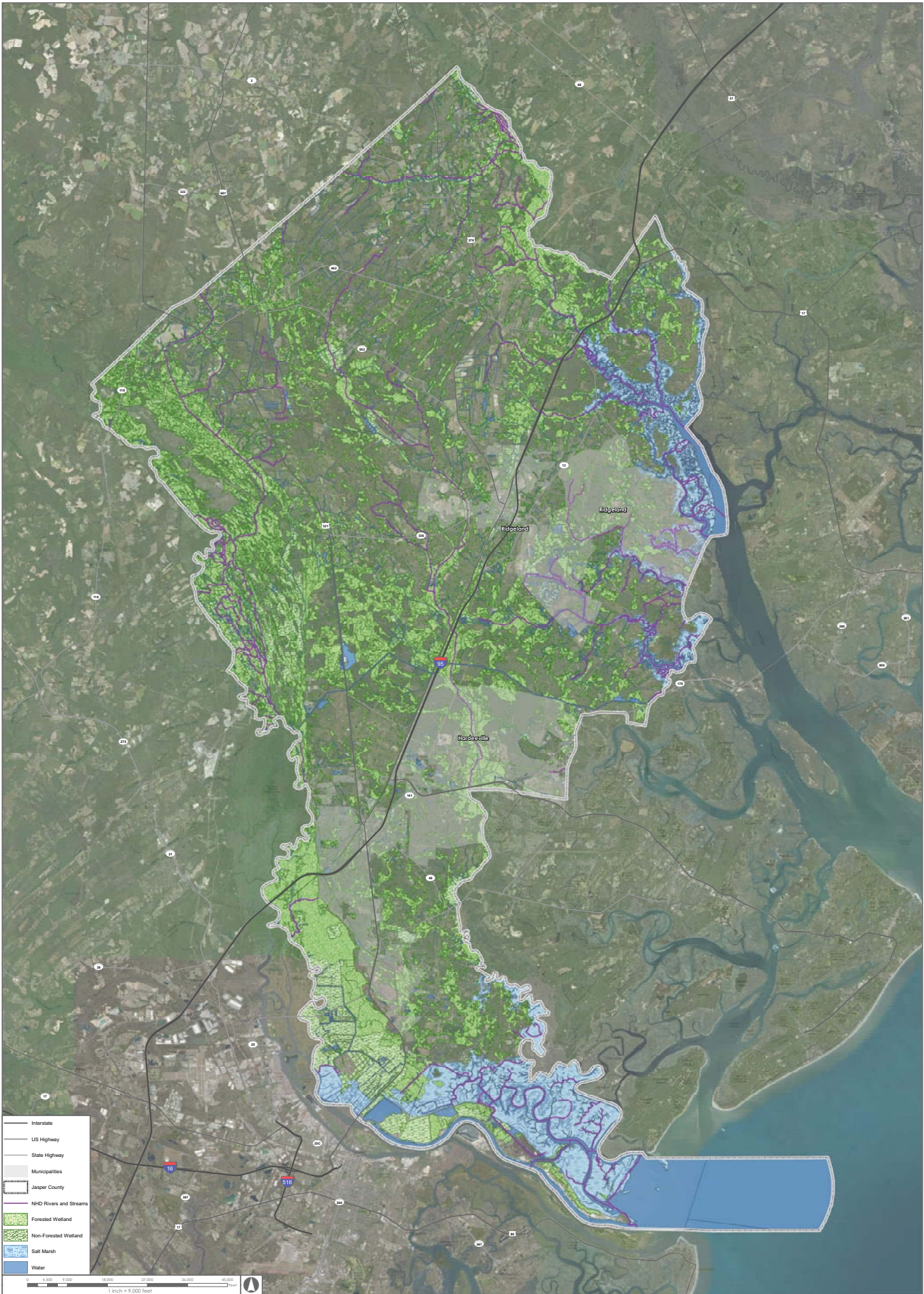
Legend:
- Interstate
- US Highway
- State Highway
- Municipalities
- Jasper County
- NHD Rivers and Streams
- Forested Wetland
- Non-Forested Wetland
- Salt Marsh
- Water

0   4,500   9,000   18,000   27,000   36,000   45,000
Feet

1 inch = 9,000 feet

Ridgeland

Hardeeville

Rare, Threatened, and Endangered Species

The following two tables are from the S.C. Department of Natural Resources and provide a list of the flora and fauna in Jasper County. A definitions key follows the "Plants" table.

Rare, Threatened, and Endangered Animals in Jasper County					
Scientific Name	Common Name	Federal Status	State Status	Global Rank	State Rank
Acipenser brevirostrum	Shortnose Sturgeon	LE: Endangered	SE: Endangered	G3	S3
Aimophila aestivalis	Bachman's Sparrow	--	--	G3	S3
Ambystoma cingulatum	Frosted Flatwoods Salamander	LT: Threatened	SE: Endangered	G2	S1
Anodonta couperiana	Barrel Floater	--	--	G4	S1
Clemmys guttata	Spotted Turtle	--	ST: Threatened	G5	S5
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	--	SE: Endangered	G3G4	S2
Crotalus adamanteus	Eastern Diamondback Rattlesnake	--	--	G4	S3
Elassoma okatie	Bluebarred Pygmy Sunfish	--	--	G2G3	SNR
Elliptio congaraea	Carolina Slabshell	--	--	G3	S3
Gopherus polyphemus	Gopher Tortoise	C: Candidate	SE: Endangered	G3	S1
Haliaeetus leucocephalus	Bald Eagle	--	ST: Threatened	G5	S2
Heterodon simus	Southern Hognose Snake	--	--	G2	SNR
Hyla avivoca	Bird-voiced Treefrog	--	--	G5	S5
Kinosternon baurii	Striped Mud Turtle	--	--	G5	SNR
Lampsilis cariosa	Yellow Lampmussel	--	--	G3G4	S2
Lampsilis splendida	Rayed Pink Fatmucket	--	--	G3	S2
Lasiurus borealis	Eastern Red Bat	--	--	G3G4	S4S5
Lasiurus intermedius	Northern Yellow Bat	--	--	G5	SNR
Lasiurus seminolus	Seminole Bat	--	--	G5	S4?
Mycteria americana	Wood Stork	LT: Threatened	SE: Endangered	G4	S1S2
Neotoma floridana haematoreia	Eastern Woodrat	--	--	G5T4Q	S3S4
Nycticeius humeralis	Evening Bat	--	--	G5	S5
Ophisaurus mimicus	Mimic Glass Lizard	--	--	G3	SNR
Picoides borealis	Red-cockaded Woodpecker	LE: Endangered	SE: Endangered	G3	S2
Pituophis melanoleucus mugitus	Florida Pine Snake	--	--	G4T3	S2
Pseudobranchus striatus	Broad-striped Dwarf Siren	--	ST: Threatened	G5	S2
Pseudotriton montanus flavissimus	Gulf Coast Mud Salamander	--	--	G5T4	S3S4
Pyganodon cataracta	Eastern Floater	--	--	G5	SNR

Sciurus niger	Southern Fox Squirrel	--	--	G5	S3S4
Seminatrix pygaea	Black Swamp Snake	--	--	G5	SNR
Sterna antillarum	Least Tern	--	ST: Threatened	G4	S3
Utterbackia imbecillis	Paper Pondshell	--	--	G5	SNR
Villosa delumbis	Eastern Creekshell	--	--	G4	S4

Rare, Threatened, and Endangered Plants in Jasper County					
Scientific Name	Common Name	Federal Status	State Status	Global Rank	State Rank
Agalinis linifolia	Flax Leaf False-foxglove	--	--	G4?	SNR
Agarista populifolia	Carolina Dog-hobble	--	--	G4G5	S1
Aletris obovata	White Colicroot	--	--	G4G5	S1
Andropogon brachystachyus	Short-spike Bluestem	--	--	G4	S1
Andropogon gyrans var. stenophyllus	Elliott's Bluestem	--	--	G5T4	S1
Anthaenantia rufa	Purple Silkyscale	--	--	G5	S2
Aristida condensata	Piedmont Three-awned Grass	--	--	G4?	S2
Bacopa cyclophylla	Coastal-plain Water-hyssop	--	--	G3G5	S1
Balduina uniflora	One-flower Balduina	--	--	G4	S2
Canna flaccida	Bandana-of-the-everglades	--	--	G4?	S2
Carex amphibola	Narrowleaf Sedge	--	--	G5	SNR
Cayaponia quinqueloba	Cayaponia	--	--	G4	S1?
Cliftonia monophylla	Buckwheat-tree	--	--	G4G5	SH
Coreopsis gladiata	Southeastern Tickseed	--	--	G4G5	SNR
Crotonopsis linearis	Narrowleaf Rushfoil	--	--	G5	SNR
Cyperus tetragonus	Piedmont Flatsedge	--	--	G4?	S2
Dicerandra odoratissima	Rose Balm	--	--	G4G5	S1
Dichanthelium aciculare	Broomsedge	--	--	G5T4T5	SNR
Eupatorium anomalum	Florida Thorough-wort	--	--	G2G3	S1?
Forestiera segregata	Southern Privet	--	--	G4	S1
Halesia diptera	Two-wing Silverbell	--	--	G5	S1
Halesia parviflora	Small-flowered Silverbell-tree	--	--	GNR	S2
Hypericum adpressum	Creeping St. John's-wort	--	--	G3	S2
Lepuropetalon spathulatum	Southern Lepuropetalon	--	--	G4G5	S2
Licania michauxii	Gopher-apple	--	--	G4G5	S1
Listera australis	Southern Twayblade	--	--	G4	S2
Litsea aestivalis	Pondspice	--	--	G3?	S3

Lyonia ferruginea	Rusty Lyonia	--	--	G5	S1
Lysimachia hybrida	Lance-leaf Loosestrife	--	--	G5	S1
Macbridea caroliniana	Carolina Bird-in-a-nest	--	--	G2G3	S3
Nyssa ogeche	Ogeechee Tupelo	--	--	G4G5	S1
Orbexilum lupinellum	Sampson Snakeroot	--	--	G3G4	S1
Physostegia leptophylla	Slender-leaved Dragon-head	--	--	G4?	SNR
Pinckneya pubens	Hairy Fever-tree	--	--	G4	S1
Plantago sparsiflora	Pineland Plantain	--	--	G3	S2
Platanthera integra	Yellow Fringeless Orchid	--	--	G3G4	S1
Polygala hookeri	Hooker's Milkwort	--	--	G3	S1
Polygala nana	Dwarf Milkwort	--	--	G5	S1
Potamogeton foliosus	Leafy Pondweed	--	--	G5	SNR
Pteroglossaspis ecristata	Crestless Plume Orchid	--	--	G2G3	S2
Pycnanthemum nudum	Pinelands Mountain Mint	--	--	G5?	S1
Quercus myrtifolia	Myrtle-leaf Oak	--	--	G5	S1
Rudbeckia mollis	Soft-hair Coneflower	--	--	G3G5	S1
Sageretia minutiflora	Tiny-leaved Buckthorn	--	--	G4	S3
Sagittaria graminea var. weatherbiana	Grassleaf Arrowhead	--	--	G5T3T4	S1
Schwalbea americana	Chaffseed	LE: Endangered	--	G2G3	S2
Scleria baldwinii	Baldwin Nutrush	--	--	G4	S2
Spiranthes longilabris	Giant Spiral Ladies'-tresses	--	--	G3	S1
Sporobolus floridanus	Florida Dropseed	--	--	G3	S1
Thalia dealbata	Powdery Thalia	--	--	G4	S2
Xyris difformis var. floridana	Florida Yellow-eyed Grass	--	--	G5T4T5	S2
Xyris serotina	Acid-swamp Yellow-eyed Grass	--	--	G3G4	S1
Source: S.C. DNR					

Rank	Definition
GX	**Presumed Extinct** (species)— Not located despite intensive searches and virtually no likelihood of rediscovery. **Eliminated** (ecological communities)—Eliminated throughout its range, with no restoration potential due to extinction of dominant or characteristic species.
GH	**Possibly Extinct** (species)— Missing; known from only historical occurrences but still some hope of rediscovery. **Presumed Eliminated**— (Historic, ecological communities)-Presumed eliminated throughout its range, with no or virtually no likelihood that it will be rediscovered, but with the potential for restoration, for example, American Chestnut (Forest).
G1	**Critically Imperiled**—At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2	**Imperiled**—At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3	**Vulnerable**—At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4	**Apparently Secure**—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5	**Secure**—Common; widespread and abundant.

SC Rare, Threatened & Endangered Species Inventory State Rank - NatureServe National (N) and Subnational (S) Conservation Status Rank Definitions

Listed below are definitions for interpreting NatureServe national and sub-national conservation status ranks. These ranks reflect an assessment of the condition of the species or ecological community across a national or sub-national geo-political boundary. Where indicated, definitions differ for species and ecological communities.

Status	Definition
NX SX	**Presumed Extirpated**—Species or community is believed to be extirpated from the nation or state/province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.
NH SH	**Possibly Extirpated** (Historical)—Species or community occurred historically in the nation or state/province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20-40 years. A species or community could become NH or SH without such a 20-40 year delay if the only known occurrences in a nation or state/province were destroyed or if it had been extensively and unsuccessfully looked for. The NH or SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.
N1 S1	**Critically Imperiled**—Critically imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.
N2 S2	**Imperiled**—Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.
N3 S3	**Vulnerable**—Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
N4 S4	**Apparently Secure**—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
N5 S5	**Secure**—Common, widespread, and abundant in the nation or state/province.
NNR SNR	**Unranked**—Nation or state/province conservation status not yet assessed.
NU SU	**Unrankable**—Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
NNA SNA	**Not Applicable** —A conservation status rank is not applicable because the species is not a suitable target for conservation activities.
N#N# S#S#	**Range Rank** —A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).
Not Provided	Species is known to occur in this nation or state/province. Contact the relevant natural heritage program for assigned conservation status.

## US Endangered Species Act (USESA) Designation

Rank	Meaning
LE: Endangered	A species "in danger of extinction throughout all or a significant portion of its range."
LT: Threatened	A species "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."
C: Candidate	A species under consideration for official listing for which there is sufficient information to support listing.
ARS*: At Risk Species, Priority	A species that either is a former Candidate Species or is an emerging conservation priority species.

State Protection Definitions

Rank	Meaning
SE: Endangered	Any species or subspecies of wildlife whose prospects of survival or recruitment within the State are in jeopardy or are likely within the foreseeable future to become so.
ST: Threatened	A species that is likely to become endangered and in need of management.

A map of the critical habitat throughout the county is included on the following page.
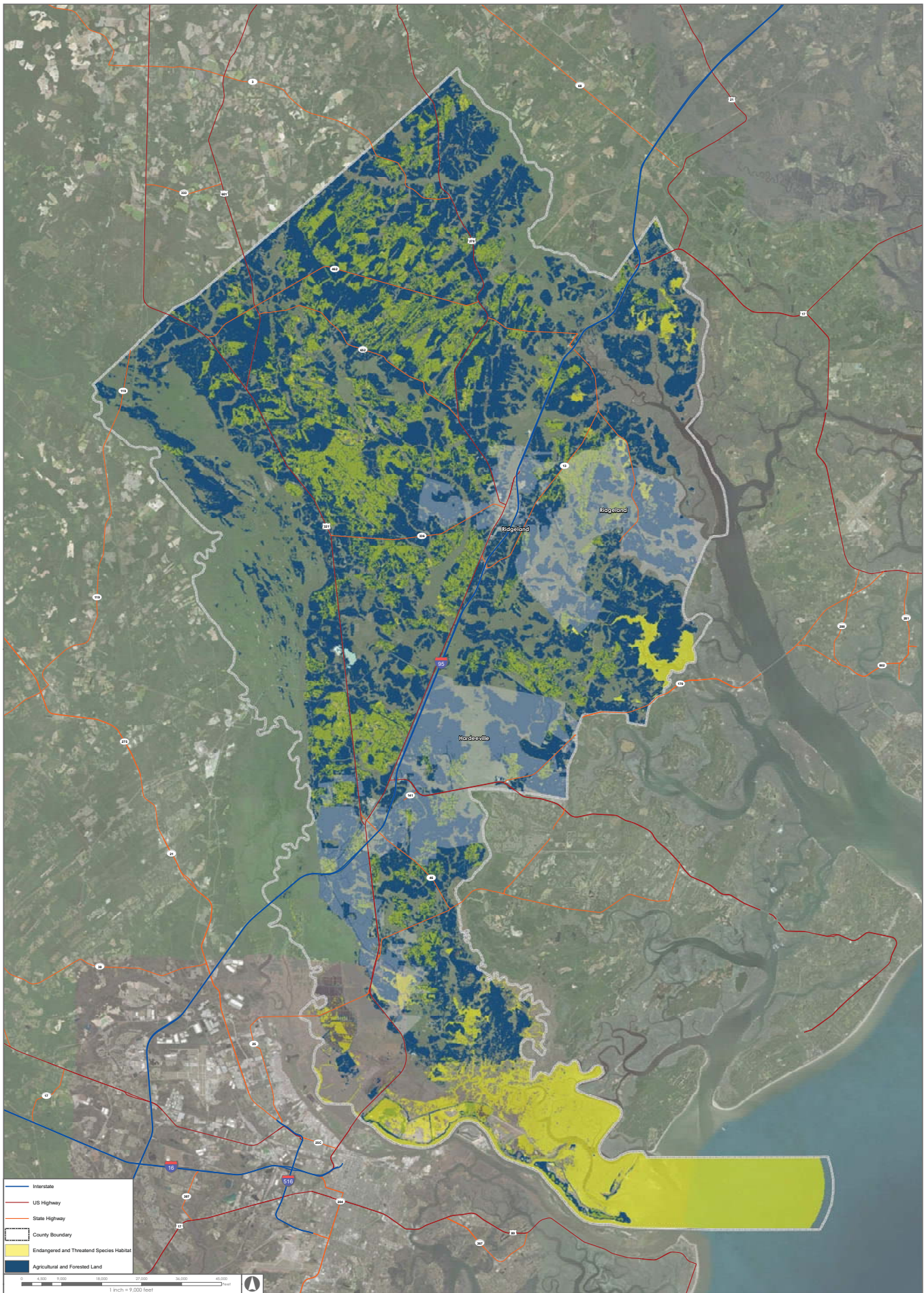
Legend:
- Interstate
- US Highway
- State Highway
- County Boundary
- Endangered and Threatend Species Habitat
- Agricultural and Forested Land

1 inch = 9,000 feet

Jasper County Comprehensive Plan

Natural Resources Exhibit

Protected Lands

According to the Natural Resources Conservation Plan, approximately 8 percent (36,712 acres) of land in Jasper County is protected through federal, state, county, and private partners. A summary is provided below:

Name	Area	Type of Protection
Savannah National Wildlife Refuge	15,000 acres (in SC) 29,000 acres (total)	Federal
Turtle Island Wildlife Management Area	1,700 acres	State
Tillman Sand Ridge Preserve	1,422 acres	State
Niederhof Seed Orchard	1,696 acres	State
Port of Palachucola Wildlife Management Area	1,471 acres (majority in Hampton County)	State
Conservation Easements – various locations	14,905 acres	Private
Sergeant Jasper County Park	380 acres	County

Tillman Sand Ridge Heritage Preserve/Wildlife Management Area

(Source: https://www2.dnr.sc.gov/ManagedLands/ManagedLand/ManagedLand/117)

The 953-acre Tillman Sand Ridge Heritage Preserve, located in Jasper County, was acquired by the SC Department of Natural Resources to protect South Carolina's most endangered reptile: the gopher tortoise. The property was donated by Georgia Pacific Corporation to The Nature Conservancy's South Carolina Chapter which then transferred it to the Heritage Trust Program. In addition to providing habitat for the gopher tortoise, the preserve also protects more than a half mile of frontage on the Savannah River.

The gopher tortoise is a large, land-dwelling tortoise found in Jasper, Hampton and Aiken counties in South Carolina. Adults may reach over a foot in length and weigh more than 12 pounds. The gopher tortoise has adapted to survive on dry, sandy soils. Its forelimbs are modified for digging and help the tortoise construct underground burrows. The burrows may be 30 feet long and 15 feet deep. The burrows help protect the tortoise from extreme temperatures and predators. They also provide habitat for over 100 other species including the gopher frog and diamondback rattlesnake. Please do not disturb gopher tortoises or their burrows!

Tillman Sand Ridge Heritage Preserve is composed primarily of two habitat types: xeric sand ridges and mixed bottomland hardwood-cypress swamp. The sand ridges are home to the gopher tortoise and several rare plant species such as gopher apple, southern twayblade and soft-haired coneflower. Much of the original longleaf pine that once dominated the xeric sand ridges was converted by previous landowners into slash pine. Longleaf is being replanted and will eventually be reestablished as the canopy species.

Mixed bottomland hardwoods-cypress swamp lie next to the Savannah River. Numerous tree species, such as bald cypress, tupelo gum, red maple, water oak and water hickory grow there. Several very large cypress trees are scattered in the swamp.

Because the preserve covers habitats from sand ridges to the Savannah River, a wide variety of birds frequent the area. Species such as prothonotary warblers, painted buntings, pileated and hairy woodpeckers, vireos and blue grosbeaks have been reported.

Fire plays a major role in shaping the species that occur on the preserve. Historically, fires were frequent and kept the understory clear of invading shrubby vegetation. These open conditions favor many rare species such as gopher tortoise and eastern diamondback rattlesnake. Preserve managers mimic lightning-caused fires by conducted prescribed burns in fire adapted communities.

Savannah National Wildlife Refuge
(Source: www.fws.gov/refuge/Savannah/about)

Savannah National Wildlife Refuge, established April 6, 1927, consists of 31,551 acres of freshwater marshes, tidal rivers and creeks, and bottomland hardwoods. About half the refuge is bottomland, composed primarily of cypress, gum, and maple species. Access to these areas is by boat only.

The 3,000 acres of freshwater impoundments managed for migratory waterfowl were formerly the rice fields of plantations dating back to the mid or late 1700's. Many of the dikes enclosing these pools were originally built during the rice culture era.

All dikes are open to foot and bicycle travel during daylight hours, unless otherwise posted, and provide excellent wildlife observation points. Waterfowl are most abundant from November through February, while alligators and other reptiles are frequently seen from March through October. Birdwatching opportunities are good all year, but are best from October through April when temperatures are mild and many species of waterfowl and other wintering birds are present.

Motorists are welcome on the Laurel Hill Wildlife Drive, off of S.C. 170, which meanders along four miles of earthen dikes through managed freshwater pools and hardwood hammocks. Many hiking and biking trails are also available to the visiting public. Visitors can also enjoy other wildlife-dependent recreational opportunities such as hunting and fishing which are allowed at certain times of the year (please refer to hunting and fishing regulations).

Turtle Island Wildlife Management Area
(Source: https://www2.dnr.sc.gov/ManagedLands/ManagedLand/ManagedLand/191)

The South Carolina Department of Natural Resources manages public lands through two distinct programs. The Heritage Trust Program was created to conserve those natural features and cultural resources that are quickly disappearing as the state's population increases in size. The Wildlife Management Area Program was initially developed to provide quality public hunting opportunities throughout the state. Today, its multiple use concepts provide opportunities for all wildlife enthusiasts.

Turtle Island is a barrier island located near the mouth of the Savannah River, just north of the Tybee National Wildlife Refuge.

Tybee National Wildlife Refuge

(Source: www.fws.gov/refuge/Tybee/about)

Tybee National Wildlife Refuge was established on May 9, 1938, by Executive Order No. 7882, as a breeding area for migratory birds and other wildlife, and to "effectuate further the purposes of the Migratory Bird Conservation Act."

The majority of the 400-acre refuge is covered with sand deposits from the U.S. Army Corps of Engineers' dredging activities in the Savannah River. The more stable portions of the island are densely covered with such woody species as eastern red cedar, wax myrtle, and groundsel. Saltwater marsh borders parts of the island, and at low tide, the shoreline provides a resting, nesting, and feeding place for many species of migratory birds. Protecting and providing habitat for nesting shorebirds is the primary management objective of the refuge.

Due to its limited habitat, small size, and location at the mouth of the Savannah River, where ship traffic makes navigation treacherous, Tybee NWR is closed to all public use.

Wetlands + Floodplains

Wetlands are a very important component of the natural ecosystem. They act as nature's sponges, absorbing rainwater and floodwaters, then slowly releasing the water back into the system. Some wetlands – such as swamps, bogs, and marshes – are very easy to recognize, while others may not be. As defined by the U.S. Army Corps of Engineers, wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

In addition to their value for the natural ecosystem, they are also very valuable for stormwater management. Because of their ability to absorb then slowly release water, wetlands help to balance water flow and mitigate sudden, quick releases of water that occur when stormwater is managed in ponds, ditches, and other 'outfall' structures. When stormwater is channeled, the water enters the receiving stream at a high velocity, which can then lead to soil erosion. As the soil that is eroded from streambanks settles, this soil can disturb critical habitat for fish and aquatic insects (that feed the fish!). Soil also acts as a glue of sorts, carrying contaminants such as oil and other pollutants from the streets into the water. In addition to managing the flow of stormwater, wetlands also act as sponges in filtering pollutants out of the water, which is vital in maintaining water quality in the receiving waters. While some wetlands are protected by federal and state laws, local protections can ensure more robust stewardship of these valuable natural resources.

Floodplains are another valuable natural feature that provides a great service in the ecosystem and in water management. Floodplains provide valuable water storage areas in times of heavy rains, high tides, and storm events. Some floodplains are flooded on a more regular basis than others, due to their shape, topography, proximity to a waterbody, etc. The Federal Emergency Management Agency (FEMA) produces flood maps, known as FIRM maps, that provide information on floodplain boundaries, flood elevations, etc. Jasper County is a participant in the National Flood Insurance Program (NFIP) which allows property owners within Jasper County to purchase flood insurance. Participants in the NFIP are required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria.

The Lowcountry Council of Governments (LowCOG) is responsible for the development and regular updates to the *Lowcountry Regional Water Quality Management Plan*. The plan was updated in 2012 and includes recommendations for Jasper County as well as other local governments in the region. The *Lowcountry Regional Water Quality Management Plan* is included in this element by reference.

Land Conservation

Jasper County is blessed with abundant natural resources. Some of these areas are already protected through federal, state, or local ownership, or by private property owners through conservation easements. However, as the population continues to increase and more growth moves into Jasper County, a dedicated effort will be needed in order to expand land protections as well as more fully understand the resources present.

Jasper County should establish a Resource Protection Committee to assist in this effort. This committee can serve in an advisory capacity as the champion for national resource conservation. Potential tasks of the committee may include updating the existing Natural Resource Plan, prioritizing lands in need of protection, and education and outreach to property owners and the community.

Recommendations

Since the development of the last Comprehensive Plan, Jasper County has been proactive in protecting its water resources through the development of a Stormwater Management Design Manual and the establishment of riparian buffers. The following goals and objectives are important in continuing the county's stewardship of its natural resources.

Protect the natural and scenic beauty of the County's landscape; the forests, tree canopied roads and wildlife habitat for natural, ecological, and economic benefits; and the quality of water resources for potential recreational opportunities and long term public water supplies.

- Ensure the continued functional integrity of the County's rivers, streams, and wetlands systems.
- Ensure current water resource protection measures, including but not limited to the 50' riparian buffer and the Stormwater Management Design Manual, remain in place and actively enforced.
- Implement the recommendations of the *Lowcountry Regional Water Quality Management Plan*.
- Encourage and Enforce Silviculture BMPs on private lands through the creation of a silviculture permitting system with reference to State Forestry Commission BMPs.
- Evaluate planning and zoning regulations to provide protections to critical habitat, such as wading bird rookeries.
- Establish a local wetland protection ordinance.
- Establish a Natural Resource Protection Committee comprised of residents, local and state resource agencies, and non-governmental organizations (NGOs) to work with Jasper County on resource protection, including the objectives and strategies contained in this plan.
- Review and update the 2007 *Natural Resources Conservation Plan*.
- Identify the top priority areas of environmentally sensitive areas and critical wildlife habitat for permanent protection through conservation easements, acquisition, or other mechanisms.
- Develop plans for interpretive nature trails and apply for funding for projects through the State Parks and Recreation, SC Department of Transportation, and other sources.
- Provide incentives or requirements for developers to preserve natural vegetation such as significant trees and critical habitat areas.
- Adopt a Conservation Subdivision Design ordinance (see "Land Use"). Develop standards to allow for pervious roadways, where appropriate.
- Provide information and resources on programs available to restore critical natural areas, such as bottomland hardwoods, longlife pine sites, etc.
- Develop a regional stormwater utility with consistent design standards for Jasper and Beaufort County to promote a watershed-based stormwater management strategy to address water quality issues.

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Cultural Resources

Founded in 1912 out of a part of Beaufort County, Jasper County is relatively young as a County, but it has a deep and rich history. A comprehensive summary of the history of Jasper County was published for the Jasper County Planning Department and Lowcountry Council of Governments in 1996, entitled *An Architectural and Historical Survey of Jasper County, South Carolina*, prepared by Brockington and Associates, Inc.   This document provides an overview of the history of the area dating back to the Native Americans as well as an inventory of historic resources. While the contents of this document are much more in depth than what is warranted for this plan, it is particularly useful to understand the history behind many of Jasper County's hamlets.[1]

- Coosawhatchie – Established in the eighteenth century where the main stage road from Charleston to Savannah crossed the Coosawhatchie River. Former county seat for the Beaufort District, home to the courthouse (1788 – 1840). Site of one of four 'regional consolidated schools' built in the 1920s.
- Grays – Commercial center, along with Tillman, Tarboro, Gillisonville, during the late 1800's/early 1900's, particularly during the strength of cotton agriculture. Site of one of four 'regional consolidated schools' built in the 1920s.
- Gillisonville – Former county seat for the Beaufort District, home to the courthouse (1840 - 1868) as well as a thriving commercial center with five stores and a post office. The Gillisonville courthouse burned in the late 1860's, but the courthouse square remains.
- Tillman – Commercial center, formerly know as Hennie's Crossroads through the 1870s, commercial center, included a post office and railroad depot. The town's depot master attempted to form a subdivision along the railroad. Site of one of four 'regional consolidated schools' built in the 1920s.

In 1937, the most populous areas of the county were Ridgeland (population 715), Tillman (population 398), Pocotaligo (population 317), Switzerland (population 200), and Coosawhatchie (population 160).

National Register Sites in Jasper County

"The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community state, or the nation."[2] When a property is listed on the National Register, it does not place any restrictions on what can be done with the property, unless the property is involved in a project that receives Federal assistance. Listing a property on the National Register can, however, provide access to a 20 percent investment tax credit as well as other potential tax benefits and qualification for federal grants.

The following properties in Jasper County have been listed in the National Register of Historic Places (NRHP) as historic sites or districts.

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[1] Brockington and Associates, Inc.   *An Architectural and Historical Survey of Jasper County*, South Carolina, 1996. Pp. 15, 25-26, 34, 50.

[2] https://www.nps.gov/nr/faq.htm#restrictions

Church of the Holy Trinity (ca. 1858)[3]

The Church of the Holy Trinity, constructed ca. 1858, is the third building associated with an Episcopal congregation formed in the early years of the nineteenth century by Grahamville planters. The church is architecturally significant as a notable example of the Carpenter Gothic style. The style developed as a carpenter's interpretations of the English Gothic Revival architecture of the early nineteenth century, with the masonry designs of the English architects translated into wooden construction. The proportions of the church, the asymmetrical composition, the wheel window, and the buttressed tower are exemplary of the Gothic Revival; the interpretation of these elements in wood, along with board and batten sheathing of the church, are typical of Carpenter Gothic. The three-staged bell tower has an exterior entrance to the stairway leading to the gallery, which was the old slave gallery and which now houses the pipe organ. The interior is especially noteworthy for its hammer-beam timber ceiling, and for its nineteenth century yellow pine furnishings. The church is set in a grove of large live oaks, which were set out in the nineteenth century by the ladies of the congregation. These trees add considerably to the visual appearance of the church.

Gillisonville Baptist Church (1838)[4]

The church and a dwelling are the remains of the old town of Gillisonville (one-time seat of the old Beaufort District), which was burned by Sherman's Army in 1865. The church was constituted in 1832 as the summer home of Coosawatchie Baptist Church so it might escape the insects and "fever" of the hot summer months. It was built in 1838 and named Gillisonville Baptist Church in 1885. The Greek Revival style church is sheathed in white clapboard with brick foundation piers. The portico is supported by Doric columns on pedestals and has a gable roof. The square tower which rises from the gable ridge pole contains two sections. The first is enclosed but possesses a section which may have been open formerly. The second, which

contains the bell, is open. Its roof is supported by four round columns. It was apparently constructed by local craftsmen and possesses many original features such as boxed pews, random width flooring, and a former slave balcony in the rear supported by chamfered columns. The church and cemetery is surrounded by ancient moss laden trees. The church was used as headquarters for a contingent of Union troops during the Civil War. The old communion set was etched by a Union soldier "War of 1861-2-3-4. Feb. 1865. This is done by a Yankee soldier."

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[3] South Carolina Department of Archives and History, http://www.nationalregister.sc.gov/jasper/S10817727004/index.htm
[4] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727001/index.htm

Grays Consolidated High School (1927)[5]

The Grays Consolidated High School is significant as an example of school architecture typical of small American towns in the first half of the twentieth century and as a relatively intact, distinctive and tangible representation of the movement toward consolidation of schools in rural areas of South Carolina and the South, first begun in Jasper County in the 1920s. By the 1920s, due to the devastation to Southern cotton production caused by the boll weevil and the effects of the agricultural depression on the economy, children were no longer needed to work on their family farms, and more of them were attending school than ever before. Many small one- or two-room schools, often with only one or two teachers, were consolidated into larger elementary or high schools.

The former Grays Consolidated High School which has since been demolished. Images courtesy of SC Dept. of Archives and History

Constructed in 1927, the Grays School was essentially rebuilt in 1931, after an arsonist's fire ca. 1929 gutted the building, leaving the walls essentially intact. The school was designed by James Hagood Sams, a prominent Columbia architect. The original building's facade consists of three projecting pavilions, the central one being a gable featuring decorative rafter tails and seven knee braces that accentuate and frame a two-part limestone inlaid plaque. To either side of the entrance bay are banks of six windows of the same size and configuration as those flanking the entry portal. Directly above each of these window banks is a small gabled roof ventilator. At either end of the original section of the building are projecting pavilions with hipped roofs and banks of five windows of the same configuration as others on the building's facade. In 1931 the building was expanded on its south side with a large classroom wing extension and rear ell extension to the west, all with identical brickwork, window and roof eave treatment. The site also includes a contributing outbuilding, a brick boiler room/storage room, likely built contemporaneously with the main school building.

Unfortunately, since the listing of this property on the National Register, the Grays School has been demolished. The only remaining features are the front steps and the boiler room. This is a stark reminder that once a significant historic treasure such as this building has been lost, it can never be regained.

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[5] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727008/index.htm

Honey Hill/Boyd's Neck Battlefield (1864)[6]

The Honey Hill - Boyd's Neck Battlefield is significant as the site of an important operation of the Civil War on the southeastern coast, one launched in direct support of Gen. William T. Sherman's epic march from Atlanta to Savannah. The boundary encompasses the site of the Civil War Battle of Honey Hill, November 30, 1864, as well as the Federal enclave on Boyd's Neck and other related areas of the Honey Hill campaign, November 29, 1864 to January 11, 1865. The Battle of Honey Hill was one of the three largest Civil War battles fought in South Carolina, and was one of the most notable Civil War engagements involving African American troops. Honey Hill was also one of the last outright victories won by Confederate forces anywhere. The Honey Hill Battlefield itself, and as continuous landscape of associated areas running east to Boyd's Landing, are generally undeveloped and forested, and exhibit a very high degree of integrity. The 1864 road net is substantially intact, and extensive Civil War earthworks are extant and well-preserved on the property. The property is also significant as an archaeological resource, with potential to yield information concerning the Honey Hill campaign and the material culture of the forces engaged.

Old House Plantation[7]

The significance of Old House Plantation lies in three distinct areas. First, the site, as the seat of Daniel Heyward's 16,000 acres holdings, helps document the role played by rice cultivation in the shaping of South Carolina's history. Second, the site is also significant because of its strong association with Thomas Heyward, Jr., one of South Carolina's four signers of the Declaration of Independence. Thomas Heyward, Jr. was born at Old House Plantation and spent his youth at the site. He is buried on the property. Third, Old House is significant as an archaeological site since it has already yielded and is likely to yield additional, information which is important to our understanding of eighteenth and early nineteenth century plantation development in the South Carolina lowcountry. In particular, the plantation includes an extraordinary array of plantation structures on the high ground overlooking the marsh, including the main house, two probable flankers (one of which is likely a kitchen), and other structures such as a stable and perhaps slave quarters. Associated with the plantation is the Heyward family cemetery and surrounding brick wall. In the adjacent marsh is an impressive collection of features, structures, and man-made works. The plantation was first settled in 1743 and was likely active through the first quarter of the nineteenth century.

Jasper County Courthouse[8]

Jasper County Courthouse is the first and only courthouse for Jasper County, which was formed in 1912 from parts of Hampton and Beaufort Counties. The courthouse was built in 1915, according to plans by William Augustus Edwards. C.V. York was the contractor. The courthouse is a two-story brick building of Georgian Revival design. The colossal tetrastyle Ionic portico, the heraldic shield in the tympanum, and the siting of

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[6] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727007/index.htm

[7] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727005/index.htm

[8] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727003/index.htm

the building, occupying an entire block, are devices intended to establish and reinforce the authority of the newly established county government. The portico, as well, establishes an order by which the entire building is composed. Its entablature is carried around the entire building. The courthouse has a cross-axis plan, with a short, broad hall leading from the portico and a long longitudinal hall perpendicular to the entrance hall. The courtroom occupies most of the second story. A World War I memorial, a flagpole, and a low brick wall complete the grounds

Robertville Baptist Church[9]

Known as the "Mother of Churches" in the area, Robertville Baptist Church, organized in 1781 by the Rev. Alexander Scott, served the areas early settlers, mostly Welsh and Huguenots. First called Black Swamp Baptist Church, the name was changed in 1934 to Robertville, honoring the Robert family, all lineal descendants of Pierre Robert, a Huguenot minister who emigrated to America after the revocation of the edict of Nantes. The present church building, constructed ca. 1847, was formerly Ascension Episcopal Church of Gillisonville, purchased by Robertville Baptists and moved to its present location about 1867. Remaining unaltered and designed with graceful simplicity, the little church gains its charm from an unusual but successful blending of styles: the Greek Revival with Gothic Revival details. The portico is supported by only two Doric columns (without capitals) on pedestals. The double front paneled door is crowned by a lancet arch. The Gothic detail is repeated in the gable ornament above and in the windows. All interior wood is said to be original.

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[9] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727002/index.htm

White Hall Plantation House Ruins and Oak Avenue (1771 – 1776, enlarged 1786 – 1791)[10]

The White Hall Plantation House Ruins and Oak Avenue are the remnants of a significant eighteenth century plantation house and grounds which has gained additional significance as a component of an early-to-mid- twentieth century hunting plantation incorporating historic resources such as the ruins of a brick house with tabby wings and twin tabby flankers; evidence of a formal garden as demonstrated by a tabby retaining wall; and a massive double avenue of oaks planted in the late eighteenth or very early nineteenth century. The plantation house was a substantial building of at least two stories, built between 1771 and 1776, then enlarged between 1786 and 1791. The house was built in three major parts, consisting of a brick central block, with entrances on the north and south elevations and at least two brick chimneys, and two tabby wings attached to the main block, with the main block projecting slightly beyond each wing on the façade elevation. The house at White Hall burned ca. 1870 and was not renovated or occupied afterward.

Recommendations for Potential National Register Sites in Jasper County

In addition to the sites already listed on the National Register of Historic Places, *An Architectural and Historical Survey of Jasper County, South Carolina,* also included a list of sites eligible or potentially eligible. The in-depth overview of the history of Jasper County in this document which "identifies general patterns of development in Jasper County [that] serve as a foundation for understanding the historical context of Jasper County."[11] These "themes" guided the recommendations for potential NRHP eligibility and include:

1. Agriculture
2. Lumbering
3. Conservation/Recreation
4. Settlement Patterns
5. Commercial Activities (associated with hamlets)
6. Transportation Patterns
7. Churches
8. Military Activities

It should be noted that while each of the listings is for a building or site, several of the themes listed above also provided important social networks.

The recommendations are found on the following pages. These lists were produced in 1996 and should be updated. Since these lists were developed, four sites have been added to the National Register (Grays Consolidated High School, Honey Hill/Boyd's Neck Battlefield, Old House Plantation, White Hall Plantation House Ruins and Oak Avenue).

As identified above, military activities play a significant role in the history of Jasper County. A report conducted by The Lamar Institute in 2016, entitled *The Revolutionary War Battlefield at Purysburg, South Carolina: Search and Discovery* is hereby included in this element by reference.[12]

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[10] Ibid. http://www.nationalregister.sc.gov/jasper/S10817727006/index.htm
[11] Ibid. p. 59.
[12] Elliott, Daniel T. *The Revolutionary War Battlefield at Purysburg, South Carolina: Search and Discovery*. The Lamar Institute, 2016. https://www.thelamarinstitute.org/images/PDFs/publication_209.pdf

South Carolina Department of Archives and History

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JASPER COUNTY SURVEY
NATIONAL REGISTER EVALUATIONS

PROPERTIES DETERMINED ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

The following determinations are based on evaluations of the Jasper County Survey by the State Historic Preservation Office (SHPO) of the S.C. Department of Archives and History. It is the opinion of the SHPO that the properties meet, with the exception of those found worthy of further investigation, the eligibility criteria for inclusion in the National Register of Historic Places. These determinations are based on the present architectural integrity and available historical information for the properties included in the Jasper County Survey. Properties may be removed from or added to this list if changes are made that affect a property's physical integrity. Historical information that is brought to the attention of the National Register specialist confirming or denying a property's historic significance may also affect a property's eligibility status. The process of identifying and evaluating historic properties is never complete. The SHPO encourages readers of this report to alert the National Register specialist to properties that may have been omitted during this evaluation.

National Register field evaluations were conducted by SHPO staff Andrew W. Chandler and Jenny Dilworth, in conjunction with consultant Bruce G. Harvey of Brockington & Associates, on July 31 and August 1, 1996.

PROPERTIES ELIGIBLE FOR INDIVIDUAL LISTING IN THE NATIONAL REGISTER

The SHPO considers the following properties to be eligible for individual listing in the National Register of Historic Places. The Jasper County Survey site number and the historic or common name, if known, are given along with the National Register Criteria for Evaluation (Criterion A, B, or C) and/or Criteria Considerations (abbreviated "CC") under which the property qualifies.

0680013	Gillisonville Square	A: Politics
2030379	Cope House	C: Architecture
2030385	Cleland House	A: Social History;
		C: Architecture
2030394	Langford House	C: Architecture
2030398	Grays Consolidated School	A: Education;
		C: Architecture

2160211	Hardeeville Consolidated School	A: Education; C: Architecture
2160216	Heyward House	C: Architecture
2160217	Hardeeville United Methodist Church	C: Architecture; CC a: Religious Property
2160222	McTeer House, Hardeeville	A: Social History; C: Architecture
2160414	Charleston and Savannah Highway	A: Transportation
2160427	Hagood's Service Station	A: Commerce
3010375	White's Grocery and Gas	A: Commerce
3290402	David Thomas Freeman House	A: Agriculture; C: Architecture
4000356	Warnock House	C: Architecture
4280033	Ridgeland Motel	A: Commerce; C: Architecture
4280223	Whitehall (Tabby Ruins)	B: Thomas Heyward; C: Architecture
4280250	Euhaw Baptist Church	A: Religion; C: Architecture; CC a: Religious Property
4280435	Thomas Heyward, Jr., Grave [Old House Plantation Site]	A: Social History; B: Thomas Heyward, Jr.; CC d: Cemetery
5130021	Tillman Consolidated School	A: Education; C: Architecture
5130294	Ritter Lumber Company Drying Kiln Ruins	A: Industry; Social History
5130304	Fleming House	A: Social History; C: Architecture
5130347	Tillman Doctor's Office	A: Social History; C: Architecture

COMPLEXES ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER

The SHPO considers the following complexes, or collections of historically or physically related properties, to be eligible for the National Register of Historic Places. The historic or common name, if known, and Jasper County Survey site number are given along with the National Register Criteria for Evaluation (Criterion A, B, or C) and/or Criteria Considerations (abbreviated "CC") under which the property qualifies.

Davant Plantation
0680253.00	Main House	A: Social History;
.01	Slave Kitchen	C: Architecture
.02	Slave Cabin	
.03	Tenant House	
.04	Tenant House	
.05	Rental House	
.06	Hay Barn	
.07	Dog Kennel	
.08	Stable	

Turkey Hill Plantation
1090430.00	Main House	A: Social History;
.01	Savannah River Lumber Company Office	C: Architecture

Maureen Plantation
2160273.00	Main House	A: Social History;
.01	Manager's House	C: Architecture
.02	Barn	
.03	Shed	
.04	Equipment Shed	
.05	Corn Crib	
.06	Worker's Houses	
.07	Smokehouse	
.08	Garage	

Delta Plantation
3010022.00	Main House	A: Social History;
.01	Union Causeway/Screven Ferry/ Rochester Ferry	Transportation; Military;
.02	Hardee Cemetery	C: Architecture
.03	Civil War Fortification	
.04	House [probably tenant]	
.05	Tenant Quarters	
.06	Barn Complex	
.07	Manager's House	

Cypress Creek Plantation
4000387.00 Jesse Ives House [Main House]
       .01 Old Augusta Road
       .02 Ritter Mill House [moved]
       .03 Railroad Bed
       .04 Three Sisters Ferry Road

A: Social History;
   Transporation;
C: Architecture

Pineland Club
4000429.00 Main House [Bormes House] and
            Oak Allees [landscape]
       .01 Cabin #1
       .02 Cabin #2

A: Social History;
C: Architecture

Red Bluff Plantation
4110082.00 Barn
       .01 Civil War Battery
       .02 House Ruins
       .03 Caretaker's Cottage
       .04 Tractor Shed
       .05 Grain House
       .06 Caretaker's Cottage

A: Social History;
   Military;
C: Architecture

Chelsea Plantation
4280257.00 Main House
       .01 Garage [Farm]
       .02 Barn
       .03 Equipment Shed
       .04 Shed
       .05 House
       .06 House
       .07 Pump House
       .08 Small House
       .09 Tenant House
       .10 Small House
       .11 Small House
       .12 Small House
       .13 Garage [for Main House]

A: Social History;
C: Architecture

Good Hope Plantation

A: Social History;
C: Architecture

4280328.00	Main House
.01	Dining Guests House
.02	Manager's House
.03	Dog Trainer's House
.04	Guests Residence
.05	Dog Kennels
.06	Stables
.07	Garage
.08	Shed
.09	Shed

PROPERTIES WORTHY OF FURTHER INVESTIGATION

The following list includes historic properties that are worthy of further investigation. Additional information about these properties may qualify or disqualify them for listing in the National Register. We encourage property owners or interested citizens to contact the National Register staff at the S.C. Department of Archives and History with additional information that may be helpful in making this determination.

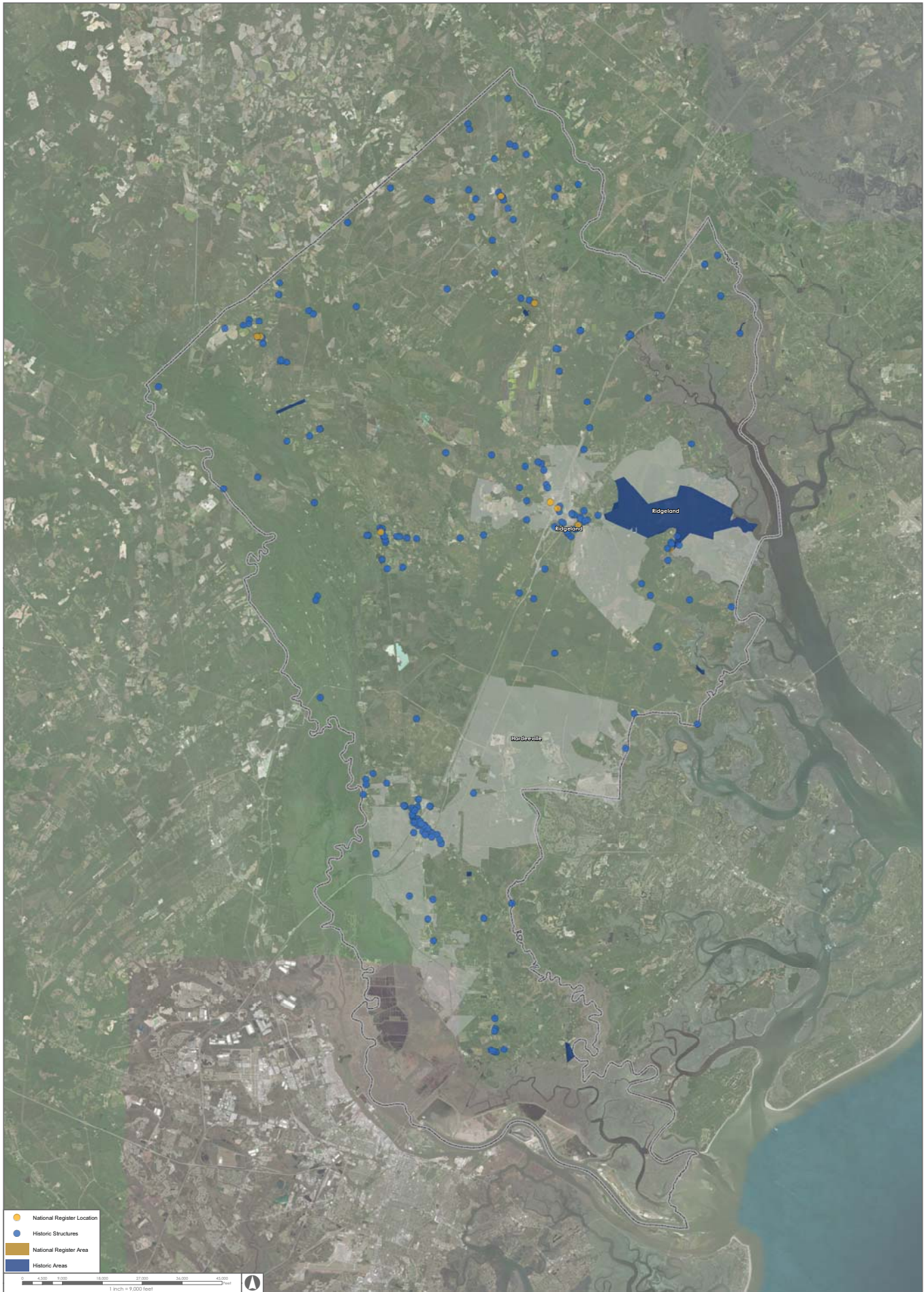|	
0680341	186 Sardis Road - good, intact example of a type; history unknown
1090015	Wade House - good, intact example of a type; history prior to 1936 unknown
2030380	Oak Grove Baptist Church - appears to have good integrity; history unknown; need early photographs
2030383	Lee Smith Store - good example of rural commercial type; disappearing resource; history unknown
2030384	Cope's Store - good example; history unknown; was porte cochere added? If so, when?
2030397	Peeples House - date of construction? Was it always a residence? Is front porch an addition?
2160025	Purrysburgh Road/Savannah Road - integrity? Could more be included?
2160212	Coburn House - tourist home? built by same people who built McTeer House?
2160238	D.C. Hutson House - intact and interesting vernacular form; history unknown
2160422	Jug Wells - Origin? How many are there? Integrity?
3010373	Lassiter Store - date of construction for 2nd story porch and other alterations; history unknown
4000357	Unidentified Robertville House - good, intact example of farm house; outbuildings?; history unknown
4280007	Masonic Hall/Home Furnishing Company - date of construction? Was 2nd story added later?
4280011	Small Masonry Building - early telephone/electric exchange building?

4280042   J.M. Woods House, 124 East Main Street, Ridgeland - good,
           excellent, intact example of type; history unknown
4280058   Wise House - large and signficant in Ridgeland; however,
           alterations remain a question
4280159   B.J. Perry House - intact example; history unknown
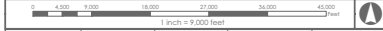

INACCESSIBLE PROPERTIES

The following historic properties could not be accessed in July/August
1996, because of vegetation overgrowth; however, they will be visited in
the winter of 1996-1997 when visibility will not be impaired.

1090418   Civil War Battery, Bees Creek
3010372   Civil War Battery, New River
4280271   Upland Rice Fields, R & M Plantation
4700416   Civil War Battery, Mackay Point Plantation

8-22-1996/AWC

National Register Location
Historic Structures
National Register Area
Historic Areas

1 inch = 9,000 feet

Jasper County Comprehensive Plan

Historic Cultural Resources Exhibit

Plantations

Throughout the south, plantations are an iconic representation of the past when agriculture, primarily rice and cotton in South Carolina, dominated the landscape and the economy. Plantations remain an important element of the character and landscape of the Lowcountry through the Antebellum architecture, avenues lined with live oaks, and entry gates and fences. Socially, however, plantations also evoke the racial disparity of their time, which still exists today. racial issues were mentioned numerous times during the community engagement that went into the development of this plan. Recognizing the injustice of slavery during the plantation era, it is important for discussion and promotions of plantations to be sensitive and recognize the romanticizing of plantations does not hold true for many in the community.

The private entity, SCIWAY, maintains a website about South Carolina's plantations[12], which they define as "a large farm on which most of the work was done by slaves." According to their inventory, they have identified over fifty plantations in Jasper County. After the Civil War, many of the plantations across the Lowcountry were broken up into smaller parcels. Some of these parcels were reconsolidated to form hunt clubs, including The Okeetee Club, which was founded in 1893 and remains a hunt club today. Most of their property is located northwest of Hardeeville. In addition to the hunt clubs, the timber companies also bought extensive tracts in Jasper County. [13]

Historic Markers

Throughout South Carolina, as in other states, historic markers provide a snapshot of important historical events, times, and places. Managed by the South Carolina Department of Archives and History, markers may be sponsored by organizations or institutions for places over 50 years old that meet the criteria set forth by the program. Markers are currently listed at the following sites.

Jasper County Historical Markers			
Marker #	Historic Site	Marker #	Historic Site
27-1	Robertville	27-14	Pine Level Baptist Church
27-2	Battle of Honey Hill	27-15	Tillman Baptist Church
27-3	Purrysburg Township	27-16	Grahamville
27-4	Church Of The Holy Trinity	27-17	Ridgeland Baptist Church
27-5	Tillman	27-18	Coosawhatchie
27-6	Gillisonville	27-19	The Frampton Lines/John Edward Frampton House
27-7	Thomas Heyward, Jr.	27-20	St. Matthew Baptist Church
27-8	Fighting Near Coosawhatchie/General Robert E. Lee	27-21	Oak Grove Baptist Church
27-9	Narrow Gauge Locomotive #7	27-22	Battle of Pocotaligo
27-10	Jasper County/Jasper County Court House	27-23	St. Paul's Methodist Church
27-11	Gillisonville Baptist Church	27-24	Ridgeland
27-12	Euhaw Baptist Church	27-25	Grays Consolidated High School
27-13	Great Swamp Baptist Church		
Source: SC Dept. of Archives & History, State Historic Preservation Office			

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[12] https://south-carolina-plantations.com/
[13] Brockington and Associates, Inc., p. 36,

Heritage Tourism

The Georgia Department of Natural Resources Historic Preservation Division, in partnership with the Georgia Department of Economic Development, Tourism Division, published an excellent resource about heritage tourism in 2010. Although published several years ago for the State of Georgia, this document is an excellent resource for Jasper County in realizing its potential for developing this market. The following information is cited from this *Heritage Tourism Handbook: A How-to-Guide for Georgia*.[14]

Exactly what is heritage tourism?

More than simply visiting historic sites, heritage tourism is a personal encounter with traditions, history, and culture. Heritage tourism is based upon the concept that each community has a story to tell. This is a rapidly growing niche market that is directed towards experiencing the local customs, traditions, arts, history, sites, and culture that authentically represent a particular place. To the heritage tourist, this culture must be unique and it must be authentic.

The heritage tourist wants to visit historic house museums, courthouses, battlefields, gardens, lighthouses, Native American and presidential sites, along with revitalized historic waterfronts, downtown districts, and residential neighborhoods. An increasing number of domestic and international travelers and the availability of global communication fuel this type of tourism. Local and regional partnerships among historic sites and museums, cultural attractions, outdoor adventure businesses, hotels, bed and breakfasts, and restaurants are forming to develop, interpret, and market this local authenticity to capture a growing tourism market.

The heritage tourist seeks travel experiences that broaden and deepen his or her understanding of other places and people. The heritage tourist wants to experience destinations with a distinctive sense of place. Perhaps tired of the sameness of strip malls everywhere, today's traveler, it seems, is in search of the genuine or authentic experience of America – in other words, "what makes a community special." Research by Louis Harris, Inc., Decima Research, the Travel Industry of America, and the National Trust for Historic Preservation tells us that today's heritage tourist is:

- Well educated – Most heritage tourists have advanced degrees. Education level is the single most significant factor that influences cultural and heritage participation and travel.
- Older – Participation in cultural and heritage events peaks between ages 45 and 65, when people are at the height of their careers, earning power, and discretionary income.
- Influenced by women – Women typically plan family vacations and group trips, and also control more personal discretionary income.
- Cosmopolitan – International travel is growing. Those travelers seeking heritage or cultural events are just as likely to travel to Europe, Asia, or Africa as to the U.S. and Georgia.
- Accountability-driven – Increasing access to global communication has made heritage travelers more discerning and better informed. They look for value for the dollar and experiences that will meet their expectations.
- Generous in spending – Visitors to historic and cultural sites spend about $62 more per day than other visitors. They tend to spend money on antiques, art, gourmet food, wine, health food, and outdoor experiences such as biking, hiking, canoeing, and bird watching.
- More inclined to stay overnight in hotels and bed and breakfasts.
- More inclined to stay longer than the average traveler.
- More likely to visit a diversity of sites, cities, and regions than the average traveler.
- Wants high quality services – The tourist looks for quality in infrastructure and services, as well as in program content.
- Interested in authenticity – The heritage tourist seeks out experiences that are authentic in order to learn about a community's history and culture.
- Wants easy-to-do, accessible quality travel experiences – Due to time constraints, including less leisure time, the heritage tourist wants a unique and enriching travel experience that combines education, entertainment, and authenticity.

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[14] http://www.georgiashpo.org/sites/uploads/hpd/pdf/Heritage_Tourism_Handbook_revised.pdf

Jasper County is immediately adjacent to downtown Savannah, which had an estimated 13 million visitors in 2014. Many of these visitors are attracted to history of the National Historic Landmark District. Jasper County has an opportunity to build a heritage tourism program that offers something very different than downtown Savannah, yet can tap into this existing market of heritage tourists. More specifically, the *Architectural and Historical Survey of Jasper County* report recommends the development of a thematic historic district around military activities, particularly during the Civil War, be established and designated on the National Register. The beginnings of the Lowcountry Revolutionary War Trail has been established which includes sites in Jasper County and this should be supported. Work is needed, however, as the map does not guide a visitor how to get to each site.
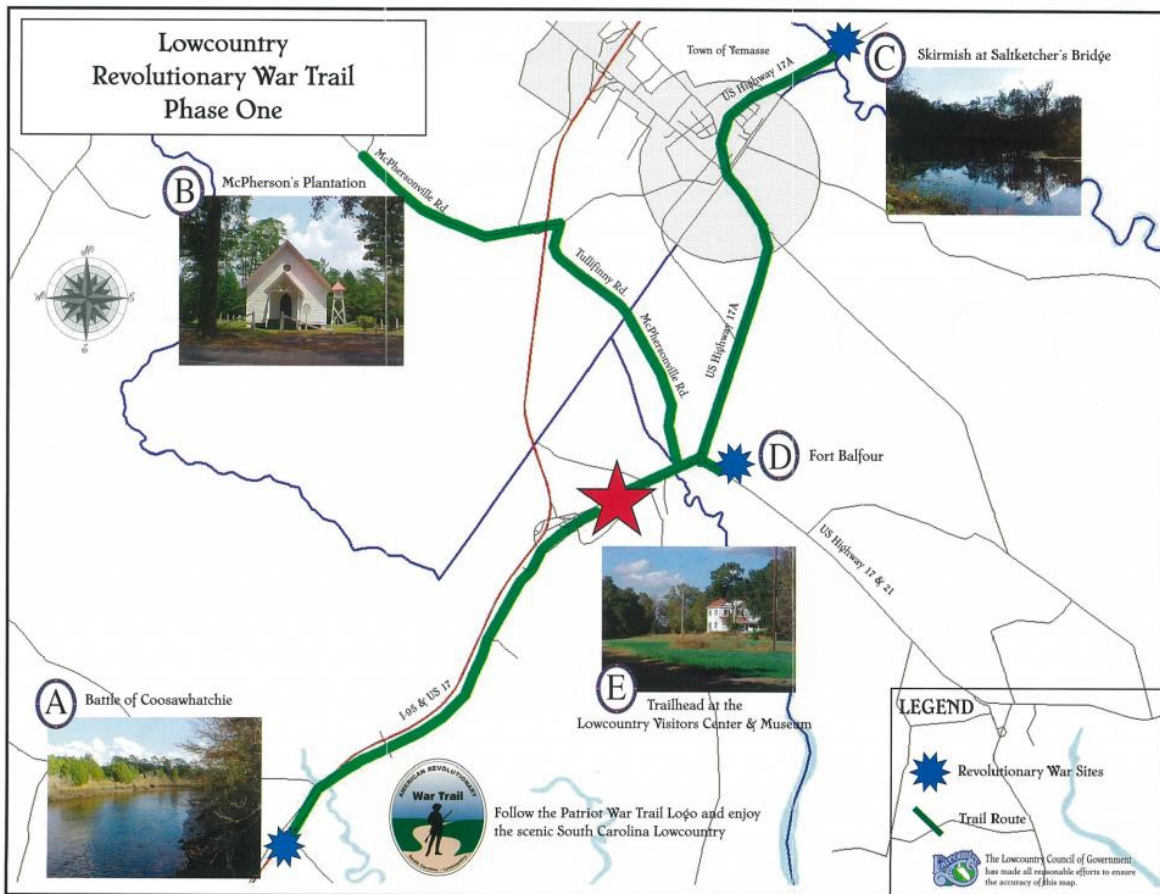
However, given the historic resources relating to the Civil War in the county, this may be more productive. Development of heritage tourism is also including in the *Economic Development* recommendations.

Recommendations

The importance of Jasper County's historic and cultural resources has been well-documented, yet limited protections are in place. Once these valuable assets are lost, they cannot be reclaimed. Jasper County has an incredible story to tell and this story can be an important component of the community's economic development strategy.

Protect the rich history and cultural resources of Jasper County which are critical to our community character and enhance our sense of place by supporting efforts to identify, designate and preserve historic and cultural resources in Jasper County, especially from encroachment by incompatible land uses.

- Update the list of potential sites for including on the National Register of Historic Places.
- Create an historic resources inventory in GIS to protect the existing structures and sites, including cemeteries. Use this inventory to educate current property owners and prospective developers.
- Include in the zoning ordinance specific provisions to avoid impacts to all historically significant sites and structures (in any zoning district). The historic inventories should be utilized to direct development.
- Document the cultural heritage of the African Americans in Jasper County. A large population of descendants from many West African nations continues to live in Jasper County.
- Seek grant awards and funding to improve and expand bicycle and pedestrian facilities that link county and municipal facilities, historic, and cultural resources. This should be a part of a Parks and Recreation Master Plan.

Expand awareness of the economic potential of protection and promotion of natural and cultural resources.

- Establish a historic district comprised of military fortifications throughout Jasper County.
- Provide education and outreach to owners of potential NRHP sites regarding the benefits of listing their property.
- Develop a Heritage and Ecotourism Plan. While a heritage tourism and ecotourism plan are not synonymous, there will be significant overlap. Developing one plan for both target markets will serve to maximize resources.

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Land Use

As growth occurs in Jasper County and continues into the future, many areas that were once rural are transitioning to a more suburban or urban character. However, there remains a strong desire of many residents in Jasper County to maintain the rural feel of Jasper County. In order to do so, it will be important to have a conversation about growth and development in the years to come.

As rural counties begin to experience growth and development, the rural character can be slowly eroded and what was once countryside becomes suburbia. Fortunately, much of the growth in Jasper County has occurred in and around the City of Hardeeville and, to a lesser extent, in the Town of Ridgeland. This is the way communities should grow – new development should primarily go to those places with the infrastructure and services to serve the growth. However, in light of such growth, those in rural areas ask why growth isn't coming to their area – after all, there is a demand for grocery stores, restaurants, shops, and more. But each of these uses also requires a certain number of rooftops – i.e., people – to sustain their business. So the choice becomes live in more urban areas where goods and services are closer by or live in the rural area where goods and services are limited.

Conservation Subdivision Design

Rural areas traditionally consist of large acres of property historically used for farming, silviculture (timber farming), hunting, or are simply undeveloped. Homes are often associated with a farm or large acreage. As development moves into rural areas, there is a natural and understandable propensity to require an acre or more for a minimum lot size. However, this does little to maintain rural character. In fact, it can inadvertently create a very suburban character very quickly.

In addition to the loss of rural character, rigid requirements for lot size and lot dimensions can also have a negative impact on the natural resources that are such an important feature of Jasper County's character. For example, large areas of wetlands can become fragmented into individual lots, thus compromising their effectiveness for stormwater management and wildlife habitat.

As an alternative, Conservation Subdivision Design (CSD) is a strategy which typically looks at the number of lots, or yield, a parcel could accommodate under conventional zoning to determine the allowed number of units for the entire development. However, rather than mandating lot sizes and lot dimensions, development is planned in a way that maximizes preservation of sensitive natural lands.


Yield Plan

Conservation Subdivision Plan

Source: Chautauqua County Design Principles Guidebook, Randall Arendt, June 2009

Many of the roadways in Jasper County are scenic and pastoral, which is in keeping with the character of the area. Individual lot development directly accessed from existing roads can quickly erode this character, but as shown in the image to the left, more creative approaches can be implemented to accommodate development while preserving a more rural character.

Existing:
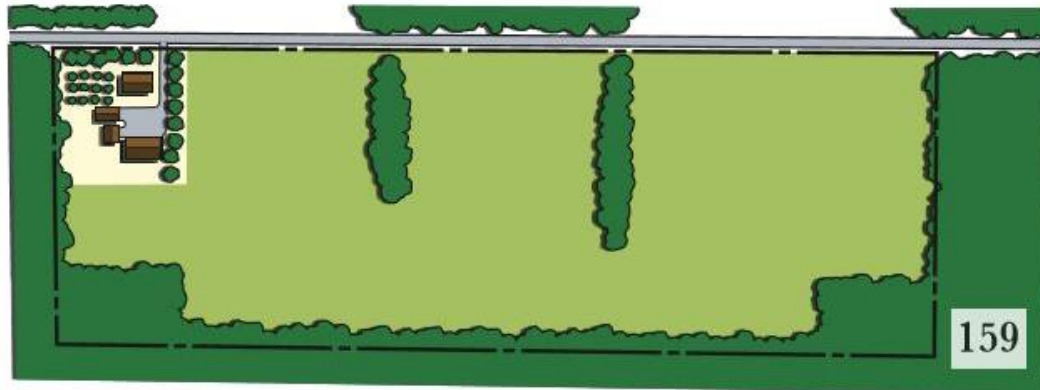
Typical Approach: Lots are simply split perpendicular to the existing roadway. Each lot has individual access to the main road.
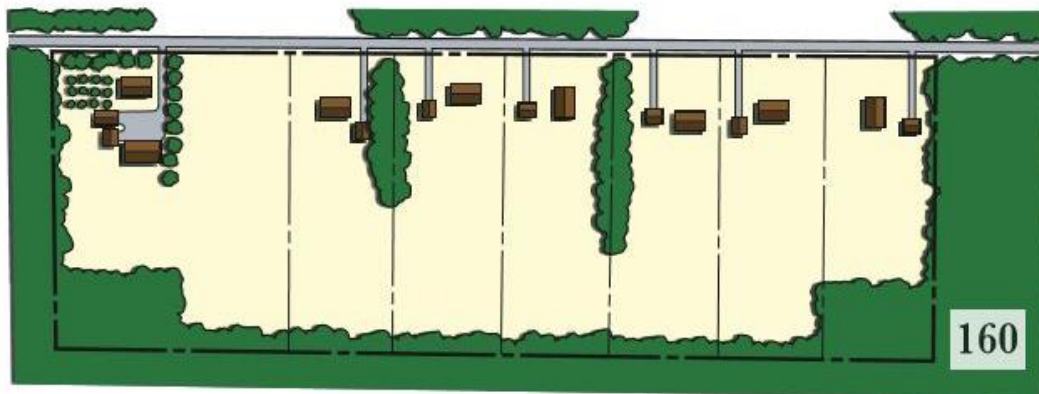
Conservation Subdivision Design Approach: Lots are clustered, allowing for a large open area to remain, which can be used for a small family farm or community gardens. Houses are screened from the roadway. Safety is improved as well – this design replaces seven individual driveways with three access points.
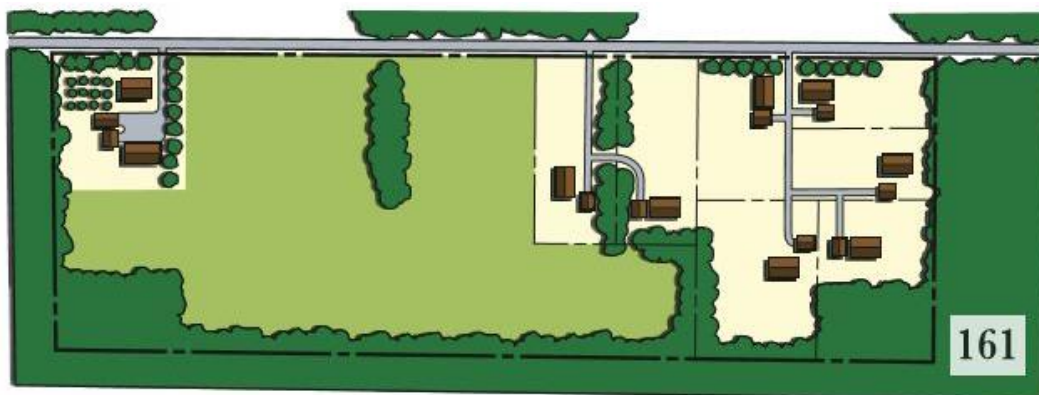
People or Trees?

It is not uncommon for communities to prioritize increasing the tax base by encouraging growth as top priority. Certainly, increasing revenue is not a bad thing, but growth for growth's sake can be misleading. Revenue must grow faster than expenditures to promote good fiscal health. Unfortunately, residential development typically costs more in services than it brings in through revenue. In a presentation[1] by Jeffry Dorfman, a professor at the Agricultural and Applied Economics department at the College of Agricultural & Environmental Sciences, University of Georgia, he cites for each dollar of expenditures, the national average of revenue generated by land use type is:

Land Use Type	Amount of revenue for every $1 in expenditure
Residential	$.87
Commercial/Industrial	$3.45
Farm/Forest/Open Space	$2.70

As the chart shows, residential growth alone does not typically pay its own way. For mobile homes, the ratio is even lower. The full study[2] includes an analysis of eight rural counties in Georgia with a high percentage of manufactured housing. The average revenue generated for every dollar spent for manufactured housing was $.41. In an area like Jasper County, manufactured housing does provide much needed affordable housing. To provide alternatives, it may mean considering non-traditional affordable housing such as duplexes in more rural areas. Through appropriate design, duplexes can fit into the rural landscape.

Residential growth can more effectively pay its own way by implementing strategies of quality development, such as guiding growth to areas already served with infrastructure, clustering development in exchange for protected open space, and allowing housing types, such as duplexes, in rural areas as an alternative to manufactured housing.

Land Protection Tools

In order to ensure the natural lands loved by the community will remain for future generations, they must be permanently protected. Fortunately, there are excellent land conservation tools available that provide a balance between respecting private property rights and financial gain and respecting the natural environment.

Conservation easements are an excellent tool which can allow an owner to protect their land while continuing to use it for low-impact uses such as farming, hunting, forestry and even maintaining residential use of the property. Through a conservation easement, development rights, or a portion of development rights, are encumbered by a permanent conservation easement that is held by a third-party, such as a land trust. In exchange, the property owner receives tax credits that can be used or sold to another party, such as investors.

> **LOWCOUNTRY LAND TRUST**
>
> The Lowcountry Land Trust[1] works throughout the region and has protected over 138,000 acres across 17 coastal counties.
>
> They offer services in acquisition & protection; stewardship, ecosystem management & enhancement; conservation policy & resource planning, and conservation finance.

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[1] http://landuse.uga.edu/accg%20growth%20talk.pdf
[2] http://landuse.uga.edu/Documents/cocsrep.pdf

Plantations

The plantations throughout Jasper County are a critical component of the cultural landscape of Jasper County. While some of these historic assets are already protected, many are not. As growth continues throughout the Lowcountry, pressure to develop these plantations may increase. First and foremost, Jasper County should proactively work with the Lowcountry Land Trust and other conservation organizations to promote the use of conservation easements, which can provide significant tax benefits while protecting historic and natural resources. As stated previously, conservation easements do not automatically equate to no development.

The redevelopment of Davant Plantation into the Congaree Golf Club provides an excellent example of how a plantation can be repurposed for modern day use while respecting the architecture and landscape. While the philanthropic use at the Congaree Golf Club and Tom-Fazio designed golf course is unlikely to be produced elsewhere, the physical use of the property provides important cues for other plantations. Fortunately, Davant fell into the hands of investors and owners who clearly respect the property and its beauty.

In the event a plantation is proposed for redevelopment by those who may not share such appreciation, Jasper County must set clear requirements and expectations, including, but not limited to:

- Preservation of key landscape features, such as oak-lined drives, entry gates and fences, etc.
- Preservation/restoration of plantation buildings
- New development should be thoughtfully placed within the existing landscape

It is possible to repurpose a plantation into a number of uses, including a resort, retreat, or even a neighborhood. Given the scale of some of the plantation properties, a small commercial village may even be feasible. However, any development proposal should receive the highest level of review and scrutiny in order to protect these important landscapes.

Land Use Land Cover

The map on the following shows the Land Use Land Cover map, produced using data from NOAA's Coastal Change Analysis Program (C-CAP). The graph and chart below summarize the changes in land use from 1996 – 2010.[3] This data reflects all of Jasper County, including the municipalities.

Distribution of change (losses & gains) by land cover
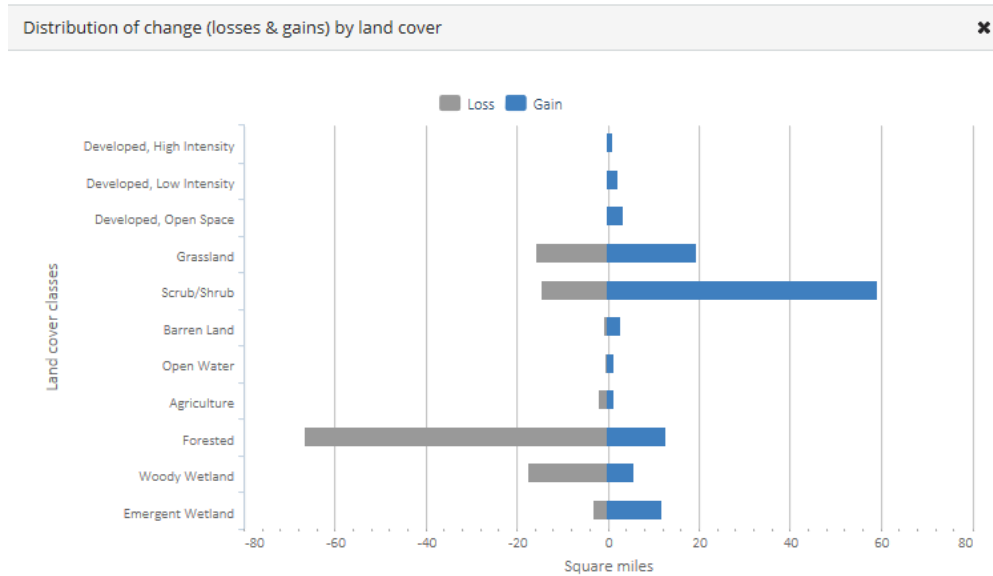
From 1996 to 2010, approximately 25 percent of Jasper County's forested areas transitioned to another type of land cover.

| Land Cover and Change Distribution, 1996 to 2010						
Land Cover	Area, 1996 (Sq. Miles)	Area Lost (Sq. Miles)	Area Gained (Sq. Miles)	Area, 2010 (Sq. Miles)	Area, 1996 (Sq. Miles)	Percent Change
Developed, High Intensity	0.95	-0.01	1.03	1.98	1.02	107.22%
Developed, Low Intensity	5.60	-0.05	2.29	7.84	2.24	40.06%
Developed, Open Space	4.81	-0.27	3.28	7.81	3.00	62.39%
Grassland	27.92	-15.74	19.34	31.52	3.60	12.90%
Agriculture	25.12	-2.01	1.23	24.33	-0.78	-3.11%
Forested	214.84	-66.49	12.81	161.16	-53.68	-24.99%
Scrub/Shrub	52.31	-14.42	59.17	97.06	44.75	85.56%
Woody Wetland	246.74	-17.33	5.56	234.97	-11.77	-4.77%
Emergent Wetland	66.92	-2.99	11.85	75.78	8.86	13.24%
Barren Land	5.46	-0.77	2.69	7.37	1.92	35.12%
Open Water	49.13	-0.53	1.36	49.96	0.84	1.70%

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[3] https://coast.noaa.gov/ccapatlas/

Jasper County

Land Use and Land Cover
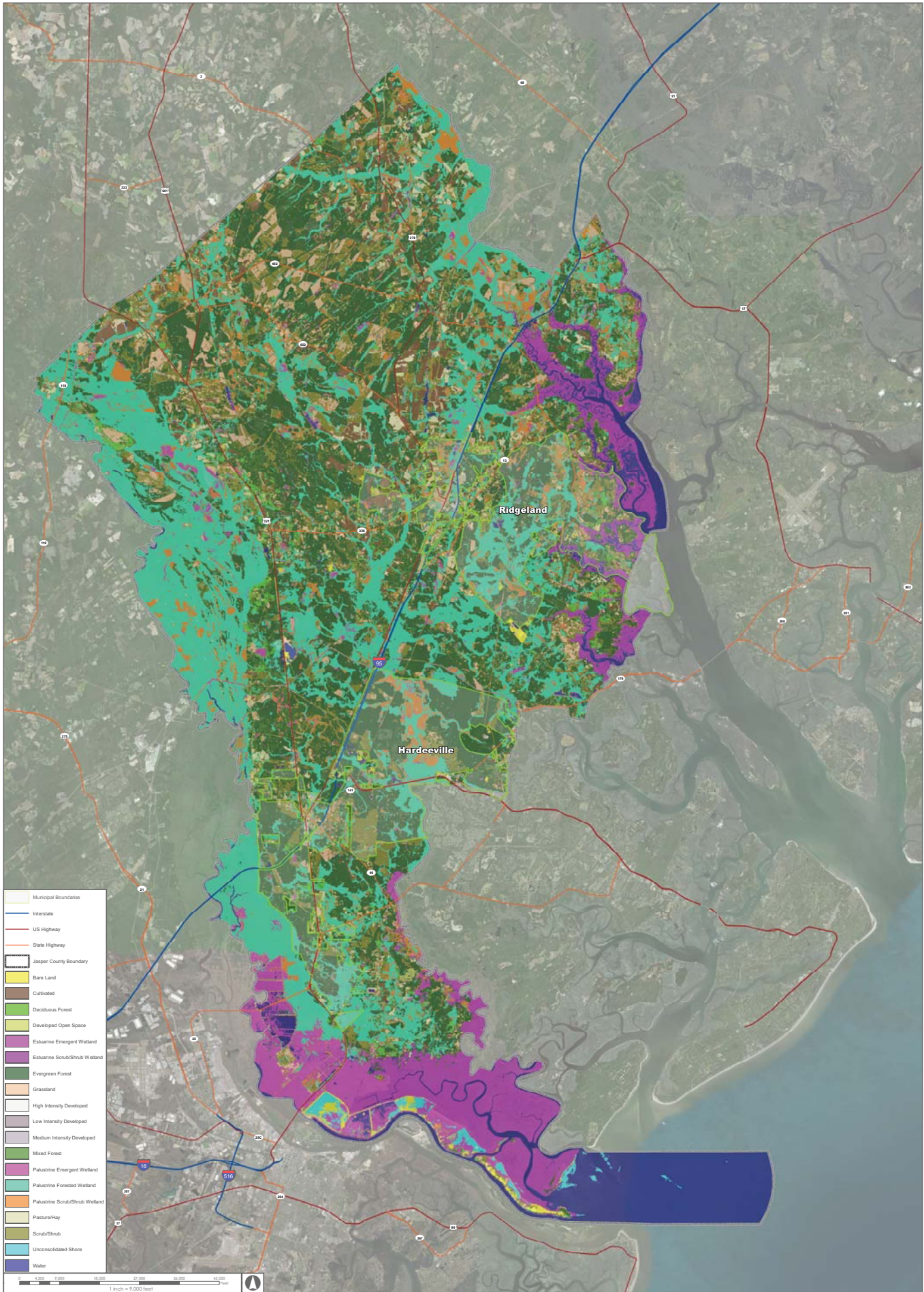
Legend:
- Municipal Boundaries
- Interstate
- US Highway
- State Highway
- Jasper County Boundary
- Bare Land
- Cultivated
- Deciduous Forest
- Developed Open Space
- Estuarine Emergent Wetland
- Estuarine Scrub/Shrub Wetland
- Evergreen Forest
- Grassland
- High Intensity Developed
- Low Intensity Developed
- Medium Intensity Developed
- Mixed Forest
- Palustrine Emergent Wetland
- Palustrine Forested Wetland
- Palustrine Scrub/Shrub Wetland
- Pasture/Hay
- Scrub/Shrub
- Unconsolidated Shore
- Water

Ridgeland

Hardeeville

1 inch = 9,000 feet

0 4,500 9,000 18,000 27,000 36,000 45,000 Feet

Current Land Use

The map on the following page shows current land use in unincorporated Jasper County. This map does not reflect current land use within the City of Hardeeville or the Town of Ridgeland. Note, this map reflects the actual current use of the property, not the zoning. In other words, a property may be zoned for commercial use but not yet developed. Therefore, the current land use would be shown as undeveloped rather than commercial. A brief overview of each land use description is below.
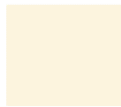
Agricultural/Undeveloped – May include farmland, silviculture, forested lands, etc. Some properties may also include very limited residential use, such as a house associated with a family farm.

Commercial – Includes business, office, retail, etc.

Conservation/Recreation – Permanently protected areas such as a park, wildlife refuge, cemetery, etc.

Industrial

Institutional – Civic use (government), church, school, etc.

Residential – Includes all types of residential (single-family, multi-family, etc.)

Utility - Water, sewer, electric, natural gas, etc.

Jasper County Comprehensive Plan

Land Use Exhibit

Legend
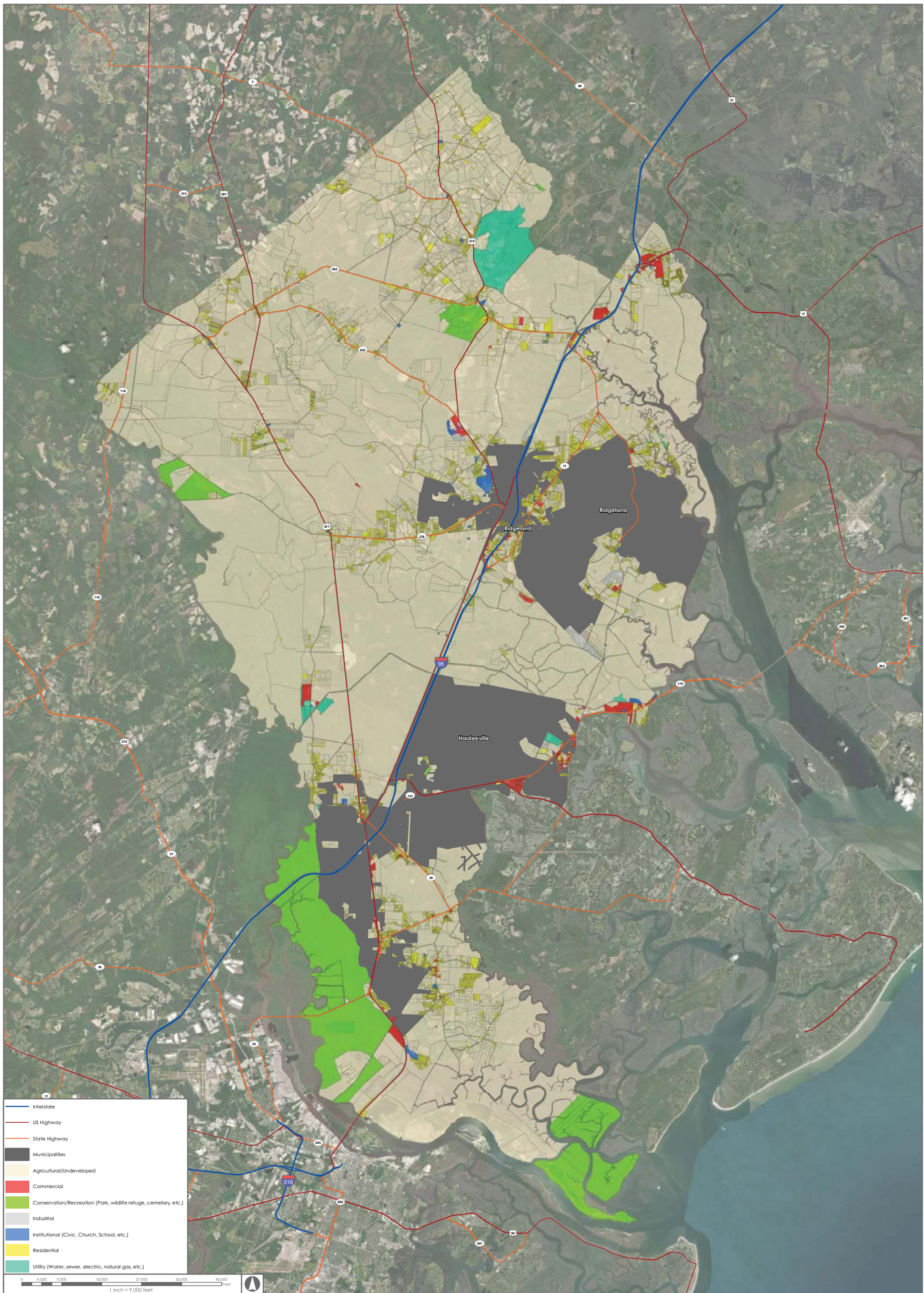
- Interstate
- US Highway
- State Highway
- Municipalities
- Agricultural/Undeveloped
- Commercial
- Conservation/Recreation (Park, wildlife refuge, cemetary, etc.)
- Industrial
- Institutional (Civic, Church, School, etc.)
- Residential
- Utility (Water, sewer, electric, natural gas, etc.)

1 inch = 9,000 feet

0 — 4,500 — 9,000 — 18,000 — 27,000 — 36,000 — 45,000 Feet

Ridgeland

Hardeeville

Future Land Use Map

When we think of a future land use map, this has traditionally been demonstrated in terms of conventional uses such as residential, commercial, industrial, etc. However, these terms do little to capture the character and sense of place of a community. The physical character of a community is more readily defined through the scale and placement of buildings, the landscape, architectural character, and so on. Therefore, as we look to the future of Jasper County, the future land use map conveys the intended character of an area first and the uses second.

As with the current land use map, the future land use map provides guidance for land uses within the jurisdiction of the Jasper County Council, in unincorporated areas of Jasper County. Land use within the City of Hardeeville and the Town of Ridgeland is governed by each of their elected bodies. Both jurisdictions have a comprehensive plan which reflects their future land use map.

Although each jurisdiction maintains their own future land use map, it is important that all three jurisdictions continue to communicate and plan collaboratively, particularly in the areas where the municipal limits are adjacent to or near unincorporated Jasper County, such as Levy and Limehouse.

Existing Community Character

It is useful to begin with an assessment of the elements that help define of Jasper County's character. Much of southern Jasper County is located within the city limits of Hardeeville, where significant amounts of new growth and development have occurred in recent decades. The character in southern Jasper County is changing to a different, more suburban character. However, in areas of unincorporated Jasper County, the character is still primarily rural.

Canopy Roadways

"Sunday driving" is an American pastime for simply enjoying the beauty of the rural landscape. Jasper County enjoys beautiful canopied roadways throughout the county that are a critical defining element to the county's character and a reflection of its rich natural resources. Conserving these canopy roadways can still allow for development while maintaining the community's character.

Houses

Homes throughout Jasper County reflect the Lowcountry vernacular that is common throughout the region. These homes were designed to mitigate the hot, humid climate prior to the invention of air conditioning and feature elements such as front porches, elevated foundations, large double-hung windows, shutters, and large overhangs. Many of these homes are wood-clad with metal roofs, which are very durable for this climate.

Commercial

Almost all the small communities in Jasper County support a small, rural store, such as Keith's Country Store in Grays. These small-scale retail establishments are typically located at crossroads and provide residents in the immediate area as well as travelers with basic needs. They are small-scale, set close to the street, and fuel service (if provided) is typically no more than two pumps.

Landscape and Hardscape

The blend of gates, fences and other hardscape along the backdrop of trees, shrubs, and plantings is a subtle yet critical element of rural character. The vegetation of the rural landscape softens the built environment. Open areas are typically fields or orchards. Yards, if present at all, are very small and focused around the immediate homestead.

Hamlets

As described in the *Cultural Resources* element, the historic hamlets of Jasper County were once the center of commercial activity and the civic centers.   As growth and development pressures move into northern Jasper County, these hamlets can once again serve that purpose. In current times, these small, local businesses are often key in providing the character of the community, such as Keith's Country Store on Gray's Highway at Heritage Road.

Although it may seem contrary to rural character, these hamlets should allow for much smaller lot sizes. The image to the right shows the 1913 plat of a proposed subdivision in Tillman by Conniffe, the railroad Depot Master for Tillman at the time[4]. It is important to note that historically, these smaller lot sizes did not include homes with prominent garages. Homes on these lots should also be set close to the street, which is historically accurate and also appropriate for the character of a hamlet.
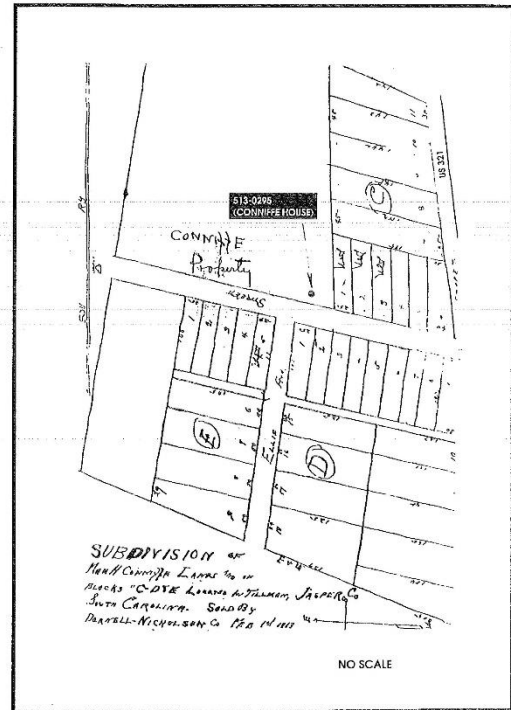
These hamlets also served as commercial centers for everyday needs; some of the country stores still stand, although many have been lost. Small-scale commercial should be allowed within these hamlets *with proper design*. All efforts should be made to reuse historic structures, such as the Carolina Cider Company on Highway 17 at Point South. Realizing this is not always feasible, basic design guidelines should be developed for hamlet areas. These guidelines do not necessarily need to address architectural style, but they should include requirements for scale, parking arrangements, and setback/build-to lines.

If new streets are needed, they should be designed to interconnect with existing streets or include a reserved right-of-way for potential future extension. Block sizes should be small (600 feet max) to foster walkability and a sense of community. Any new streets within these hamlets should

Sidewalks, such as this one in Tillman, should be a feature of any new street in the hamlets. Also note the close front setback of the church on the right as well as the adjacent former school (later a store.)

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[4] Brockington and Associates, Inc., p. 49

also include sidewalks. Although sidewalks may be thought of as more of an 'urban' feature, hamlets should be very walkable for community residents. The smaller residential lot size coupled with convenient, small-scale commercial should be supported with pedestrian facilities such as sidewalks, benches, etc. As these areas begin experiencing an increase in development, forethought should also be given to community greenspace and community centers.

The former Courthouse Square in GIllisonville is now a community park with walking path.

Development Characteristics:

- Smaller residential lot sizes with appropriate vernacular features, such as front porches, generous windows and overhangs, clapboard, etc. Homes should have shallow front setbacks with carports or garages to the side or rear. Lanes should be permitted by right.
- Small-scale commercial uses with appropriate scale and design. Parking should be primarily to the side or rear. Lots may be surfaced with gravel instead of paved.
- Centrally located community parks and greenspace
- Preservation and restoration of historic sites and structures
- Interconnected grid network of streets with sidewalks

For each hamlet, growth should ideally grow from the areas in the immediate vicinity of existing corner stores, smaller lots, or other features that define its center. While there's no formula for the perfect size, a hamlet should be small and concentrated, with growth starting at the center and moving out. Growth should not leapfrog along corridors, but instead grow organically with an emerging street grid.

 These recommendations should generally serve to guide growth in each hamlet. Additional, site specific analysis and recommendations follow.

Gillisonville

The hamlets of Jasper County can provide a window into the past for Jasper County. This is particularly true for Gillisonville and its rich history as the former county seat of the Beaufort District, which predated the creation of Beaufort and Jasper Counties. The remnants of the "courthouse square" are still in place through the street layout and preservation of green space bounded by Grays Highway, Langfordville Road, Courthouse Street, and Gillison Branch Road. A modest sidewalk surrounds the greenspace, maintaining this as a civic space for the community. To some, this area may not seem especially different than other residential areas in Jasper County and today, it probably is very similar in character.

There are several factors that are worthy of consideration:

- This is the crossroads of two state highways – Highway 278 and Highway 462. Highway 278 is one of three north/south major highways, while Highway 462 is the only east/west state highway crossing the north end of the county. While there are no immediate plans for changes for either of these major roadways, Jasper County should be especially mindful of any future changes and their potential impact on the historic street alignment around Gillisonville Square.
- The history of Gillisonville, coupled with the proximity of Gillisonville Baptist Church to the square provide an excellent opportunity to create an increased awareness of the history of this area and Jasper County.
- Gillisonville Baptist Church, built in 1845, is one of the oldest churches in Jasper County. It is a Greek Revival Church that was occupied by Federal troops during the Civil War.[5]
- BJWSA has identified this as an area of potential expansion for public water. Expansion of public utilities can often serve as a catalyst for growth.
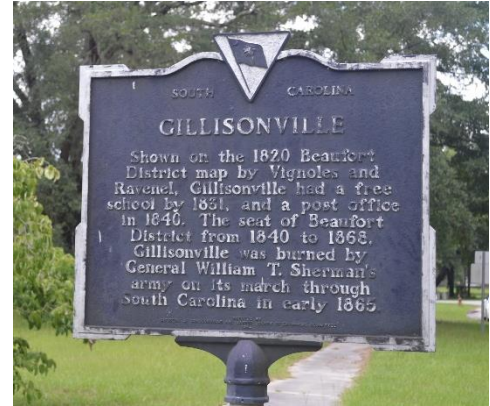
Given the historical significance of Gillisonville and the potential for change, a special area plan should be created to ensure compatibility of future growth and development.

Coosawhatchie

Like its neighbor GIllisonville, Coosawhatchie has a deep history and also served briefly as the county seat. Today, it is the gateway to northern Jasper County, aside from Point South. The commercial character at Point South is dramatically different than that of Coosawhatchie. Because it is located at an interstate exit, commercial development is expected and appropriate here. However, commercial development should fit into the rural character, especially as the terminus of a scenic roadway. Highway-oriented development should also be very limited, only to the area immediately by the exit and should not extend up towards Morgandollar Road.

Levy

While Levy is not mentioned as much in the history books as some of the other hamlets, it does have its own character that should be preserved. Given its location in southern Jasper County, it is likely the most at risk of losing its character in the face of new development. A special area plan should be developed for Levy in conjunction with the City of Hardeeville.

Establishments like The Pink Pig in Levy provide for unique character and attract visitors from around the region.

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[5] 5 Brockington and Associates, Inc. *An Architectural and Historical Survey of Jasper County*, South Carolina, 1996. P. 25.

Commercial Centers

As mentioned previously, growth and development has come to Jasper County in the southern end of the county near Hardeeville and Bluffton. Many of these commercial nodes are already developing and have a suburban rather than rural character. The adoption of highway corridor overlay districts, such as along Highway 278, help to mitigate the impacts of development by providing vegetation and access management via frontage road. As these commercial centers continue to grow and develop, additional standards should be included for multi-modal (pedestrian, bike, transit) access. Commercial parking standards should also be reviewed to ensure they are not excessive and consideration given to adopting parking maximums. The zoning should also reflect the difference in scale intended between various commercial districts. A review of allowed uses, especially in community commercial, should be conducted.

Development Characteristics:

- Sidewalks along frontage roads and other roadways
- Clearly delineated areas for pedestrians in parking lots
- Interparcel connectivity
- Encourage mixed-use development

Point South

Point South is an important gateway and commercial center for Jasper County. The area was originally designed by Charles Frasier, the developer of Sea Pines at Hilton Head Island. This commercial center is the northernmost exit in Jasper County (exit 33) as well as the exit to Charleston for those travelling north on I-95. Point South is also home to the Frampton House, which serves as the Lowcountry Visitors Center and Museum. The trailhead for the Lowcountry Revolutionary War Trail is also located at the Frampton House.

The Point South Community Improvement District Plan sets forth the vision for this area and includes a redevelopment plan and specific uses for the area. The Point South plan is included by reference to the comprehensive plan as the future land use plan for this area. The descriptions for the future land use are provided to the right, with the map on the following page.

FLU | CATEGORIES

High-Tech/Office/Industrial

"Clean" research and development, manufacturing, assembly, warehousing and distribution, other light industrial, offices, and supporting land uses; no "smokestack" uses.

Areas with highway visibility have highest importance to viability of interchange area as a node of high quality industrial and office development.

Major Highway Commercial

Major businesses that serve regional community and highway users.

"Big Box" Retailers with complementary uses, including Supercenters (General Retail, Home Improvement, Electronics), 'Destination' Stores (Sporting Goods, Home Furnishings), and other regional draw stores.

High-quality building and site design of these areas key to Point South image. Walkable design with access to pocket parks, hotels.

Corridor / Neighborhood Commercial

Corridor commercial uses such as restaurants, hotels, smaller scale retail, and strip malls, to serve highway traffic, including retail and service uses.

Certain areas called out as optimal for hotels and restaurants; others for a mix of neighborhood-oriented retail such as grocery stores or dry cleaners to serve the nearby high intensity residential uses and hotels.

Walkable design and amenities, especially near residential and hotels.

Public Destinations/Facilities

Public, government, or tourism uses.

Includes historic sites/attractions, Lowcountry Visitors Center, government offices, and public park spaces.

All public areas should be accessible and connected to the greatest extent possible to all areas in and near Point South, especially residential, hotels, and neighborhood commercial uses.

Resort/Recreation/Open Space

Areas with potential for expansion/addition of resort facilities (camping/RV sites, hotels, and motels) and construction of recreation attractions (golf course, nature preserve) that may serve tourists, regional community, and/or local residential development.

Design of sites should incorporate natural features and historical assets to support unique Point South identity.

High Intensity Residential

Higher density, multi-family residential with walkable design. Could include a mix of attached single family, townhomes, lofts, and apartments for rent and to own.

Public spaces within and adjacent to these areas should be given prominent, convenient locations for access by residents and Point South visitors.

Low Intensity Residential

Clusters of single family detached or attached homes designed to minimize impacts to natural areas.

Point South Future Land Use Categories

REDEVELOPMENT PLAN

North Business Area -
Flexible Mix of
Industrial/Commercial
Highway Uses

High Visibility
Hi-Tech Office/Industrial

Restaurant Row

Hotels/Rests
/Office

Major Highway
Commercial

Major Highway
Commercial

Corridor Commercial

Enhanced + Infill
South Highway Commercial

Corridor and Neighborhood
Commercial

High Visibility
Hi-Tech Office/Industrial

Historic Hospitality Area

Resort or
Hi-Tech Office

Commercial /
Hi-Tech Office

Camping /
RV / Resort
Expansion

Hi-Tech Office

High Intensity
Residential

Camping / RV /
Resort
Expansion

High Intensity
Residential

Intersection
Area Public
Park/Feature

Low Intensity
Residential

Destination
Recreation

High Intensity
Residential

Residential
(High or Low
Intensity)

General Road Alignments

— Main/Collector Roads

- - - Proposed Connections/Enhancement

⬤ Proposed Traffic Signal/Gateway Intersection

▬▬ Median Enhancement / Potential Crossovers

General Land Use Areas - Key Undeveloped Sites

High-Tech Office/Industrial
"Clean" Industrial and Office Uses, including Research/Development, Light
Manufacturing, Logistics. No outdoor storage or "smokestack" uses.

Major Highway Commercial
"Big Box" Retailers with Complementary Uses, including Supercenters,
'Destination' Box (Cabella's), and other regional draw stores.

Corridor Commercial
Corridor commercial uses to serve highway traffic, including retail and service
uses. Certain areas are more optimal for hotels and restaurants; others for a
mix of neighborhood-oriented retail such as grocery stores or dry cleaners to
serve the nearby high intensity residential uses.

Historic Hospitality Area
Historic sites/attractions, government offices, and public park spaces.

Resort/Recreation/Open Space
Expansion/addition of resort facilities (camping/RV sites, hotels, and
motels) and recreation attractions (golf course, nature preserve).

High Intensity Residential
Higher density, multi-family residential with a walkable design. Could
include a mix of townhomes, lofts, and apartments for rent and to own.

Low Intensity Cluster Residential
Clusters of single family detached or attached homes designed to
minimize impacts to natural areas.

LSL Planning, Inc.
Community Planning Consultants

MAP 1: LAND USE

8

Industrial

Attracting new business and industry is an important component of economic development in Jasper County. There are several industrial parks located in Jasper County (see *Economic Development*), most of which are in the municipalities. Industrial parks should support traditional industry as well as commercial and office uses.

Development Characteristics:

- Industrial parks should be an asset to the physical environment through landscaping at all entrances and adequate buffers from public right-of-ways and adjacent land uses.
- When two industrial properties are adjacent, buffers are typically not warranted. However, any industrial property that is adjacent to a residential district should be screened by a vegetated buffer that adequately buffers noise, light, and other potential adverse effects.

Urban Transition

These areas are pockets of unincorporated Jasper County that are partially or entirely surrounded by either the City of Hardeeville or the Town of Ridgeland. In many instances, these areas were already developed as the municipalities expanded their municipal boundaries through annexation. For areas that experience new development or redevelopment within the Urban Transition zones, consideration should be given to working with the adjacent municipality for annexation.

A note about new subdivisions…

When you think about a residential home, the front yard is a semi-public space where you interact with neighbors and the back yard is a private space. The backs of homes should not be left open and exposed to a street, especially a state highway or other type of thoroughfare. Lots should either face the existing street or a significant buffer should be provided to avoid exposing the backs of homes (or any other type of building).

Rural Transition

These areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.

Development Characteristics:

- Small-scale commercial and office development
- Diversity of housing types, ranging from small to estate single-family lots; duplex, triplex, and quadplex buildings designed to complement existing single-family residential
- Mixed use and small-scale multi-family should be allowed if designed to be in keeping with the scale and character of the area

Rural Conservation

Rural conservation seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets.

Development Characteristics

- Preservation of key landscape features, such as oaks, etc.
- New development should be thoughtfully placed within the existing landscape
- New residential developments should either be buffered from the primary roadways or the fronts of houses face the street. The backs of houses should not be visible. Buffers may include a fence, but should also include landscape along the public right-of-way.
- Conservation subdivision design should be promoted as the preferred development pattern.

New Hamlets?

Located outside of Atlanta, Georgia, in an area know as the Chattahoochee Hill Country, Serenbe is perhaps the best-known example of conservation design in the region, if not the country.

About Serenbe (http://serenbe.com/about)

Each of Serenbe's four hamlets have complementary commercial centers focused on the elements of a well-lived life: arts for inspiration, agriculture for nourishment, health for wellbeing and education for awareness.

Fresh food is another of Serenbe's natural assets, with a 25-acre organic farm, seasonal Saturday Farmer's Market, thriving CSA program and edible landscaping, including blueberry bushes along paths and sidewalks. Year-round cultural events include outdoor theater from Serenbe Playhouse, culinary workshops and festivals, music events, films and lectures, boutique shopping, art galleries, a spa and trail riding, plus a robust Artist in Residence program featuring dinners and talks.

Image source: serenbe.com

Non-residential development may also be appropriate, if it is buffered correctly. For example, Jasper County is already home to multiple solar farm fields. This type of a use is not inherently incompatible in this district, but should require significant heavily vegetated buffers in order to maintain the rural landscape from the road.

Resource Conservation

The resource conservation areas fall alongside the rivers that flank the east and west of Jasper County. These areas are vital components to the riverine systems and also provide critical habitat for plants and wildlife. These areas are dominated by hydric soils, which are frequently associated with wetlands. In addition, these soils are very poorly suited to support septic systems.

These areas should be used primarily for conservation and recreation. Any development should be very low in impact.

The large area between Hardeeville and Ridgeland in the Resource Conservation district is property owned by the Okeetee Club. In existence since the 1800s as a hunting club, this plan does not anticipate a change in use within the foreseeable future. However, should this area be proposed for development, a comprehensive master plan based on the extension of public water and sewer to serve such development should be required.

Conservation Corridors

Development along public highways and roads, especially in areas that are undergoing growth pressures, often results in the degradation of the visual environment and cause traffic safety hazards. Poorly designed development and unattractive signs and billboards detract from the rural character and impact scenic views.

Conservation corridors are overlays that do not establish land uses, but, instead, require that projects located adjacent to critical highway corridors meet specific safety and aesthetic design standards in addition to other applicable regulations. Jasper County already has corridor overlay districts for many major roadways throughout the county. The roadways protected by conservation corridors should be evaluated on a regular basis.

COLLETON COUNTY

ESTILL

HAMPTON COUNTY

YEMASSEE

SCOTIA   FURMAN

Gray

Point
South

BEAUFORT COUNTY

462

Robertville   Pineland

Gillisonville

Coosawhatchie

321   601

462

Tarboro

278

RIDGELAND

BEAUFORT

Tillman

TILLMAN RD

Old House

462

PORT ROYAL

221

95

MARDEEVILLE

EFFINGHAM COUNTY

BEAUFORT COUNTY

INDEPENDENCE BLVD

95   17

BLUFFTON

HILTON HEAD ISLAND

170

Limehouse   Levy

Legend

- 🟠 Hamlets
- 🔴 Commercial Center
- 🟣 Industrial
- 🟡 Urban Transition
- 🟡 Rural Transition
- ⬜ Rural Conservation
- 🟢 Resource Conservation
- ▬ Conservation Corridors

17

CHATHAM COUNTY

Jasper County Comprehensive Plan

Future Land Use Map

symbioscity
PEOPLE + PLACE + PLANET

Recommendations

The future land use map and descriptions of each of the character areas is intended to provide policy guidance for development decisions. Setting high expectations for growth and development does not mean the process must be difficult. Conversely, the development process should be easiest for those who comply with the vision set forth in the comprehensive plan, and difficult (or not possible) for those who do not.

Promote thoughtful, balanced growth and compatible land-use patterns that protect the character of Jasper County and provide a high quality of life for the community.

- Review land development regulations for consistency with the comprehensive plan and revise accordingly.
- Revise allowed uses in community commercial zoning district to be more compatible with small-scale and mixed-use development.
- Adopt a Conservation Subdivision Design (CSD) ordinance that can be used by right (i.e., not require a more complex review process than a conventional subdivision).
- Create screening requirements for residential development adjacent to, but not facing, the roadway.
- Ensure adequate screening and buffer requirements for industrial parks and developments.
- Expand the application of the corridor overlay designation to protect scenic roadways.
- Ensure SCDOT improvements are appropriate for the local context. For example, a dual-left turn lane (i.e., center lane that allows for turns in both directions) is a common section as rural highways are 'improved.' However, this approach can be very detrimental to urban character. All improvements should place a high priority on context sensitive design.
- Create special area plans for the hamlets, especially Gillisonville, Coosawhatchie, and Levy. The Levy special area plan should be a joint effort with the City of Hardeeville.
- Closely coordinate land use plans at the urban interface, i.e., areas where the unincorporated areas are adjacent to municipal boundaries.
- Create basic design guidelines, overlay district, or rural commercial zoning district for commercial development in hamlets and rural conservation areas.
- Provide the tools, resources, and procedures needed to support an efficient and effective development review process, such as permitting and tracking software, interagency coordination, etc.
- Upgrade GIS to include critical information, such as flood maps, topographic layers, accurate zoning information, etc.

Built Environment

Decent housing is a basic human need, yet many communities struggle from a lack of decent, affordable housing. Working to ensure decent, affordable housing is available in the community can help individuals and families lift themselves out of poverty and provide a stable environment for children so they are able to focus on their education. Good housing provides for good homes.

Housing Characteristics

According to the U.S. Census estimates, there were almost 11,000 housing units in Jasper County in 2016. Just over half of the housing units, or 55%, were detached single-family homes. Almost one-third of the homes in Jasper County are mobile homes, which is almost twice the percentage of mobile homes in South Carolina statewide. The balance of housing units in Jasper County are attached single-family, duplex, or other multiple-unit structures.

Selected Housing Characteristics					
Subject	Jasper County			South Carolina	
	Estimate	Percent		Estimate	Percent
HOUSING OCCUPANCY					
Total housing units	10,924	10,924			
Occupied housing units	9,298	85.1%			83.9%
Vacant housing units	1,626	14.9%			16.1%
Homeowner vacancy rate	0.4	(X)		2.1	(X)
Rental vacancy rate	6.0	(X)		10.2	(X)
UNITS IN STRUCTURE					
Total housing units	10,924	10,924			
1-unit, detached	6,006	55.0%			62.6%
1-unit, attached	100	0.9%			3.0%
2 units	47	0.4%			2.2%
3 or 4 units	186	1.7%			2.8%
5 to 9 units	457	4.2%			4.6%
10 to 19 units	217	2.0%			3.6%
20 or more units	313	2.9%			4.6%
Mobile home	3,590	32.9%			16.6%
Boat, RV, van, etc.	8	0.1%			0.1%

2012-2016 American Community Survey 5-Year Estimates

The vacancy rate for both homeowner and rental is low, at .4 and 6.0 respectively.   Of occupied housing units, approximately 69% are owner-occupied and 31% renter-occupied, which is consistent with statewide occupancy tenure. The average household size of a renter-occupied unit is slightly larger, at 3.43 individuals, as compared to owner-occupied units, which average 2.26 individuals.

Housing Tenure				
	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
Occupied housing units	9,298	9,298		
Owner-occupied	6,415	69.0%		68.4%
Renter-occupied	2,883	31.0%		31.6%
Average household size of owner-occupied unit	2.62	(X)	2.57	(X)
Average household size of renter-occupied unit	3.43	(X)	2.53	(X)

 The table below provides details regarding the occupancy characteristics of households in Jasper County. The majority of households (40.7%) are two-person households, followed by one-person households (24.4%).

Housing Occupancy – Jasper County			
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
Occupied housing units	9,298	6,415	2,883
HOUSEHOLD SIZE			
1-person household	24.4%	22.1%	29.7%
2-person household	40.7%	49.3%	21.5%
3-person household	17.2%	15.6%	20.6%
4-or-more-person household	17.7%	13.0%	28.2%
OCCUPANTS PER ROOM			
1.00 or less occupants per room	96.7%	98.8%	92.0%
1.01 to 1.50 occupants per room	2.7%	1.2%	6.0%
1.51 or more occupants per room	0.6%	0.0%	2.0%

Housing Occupancy – Jasper County			
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
	Estimate	Estimate	Estimate
HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER			
Family households	72.0%	74.8%	65.9%
Married-couple family	46.7%	52.6%	33.5%
Householder 15 to 34 years	9.2%	5.4%	17.4%
Householder 35 to 64 years	26.7%	32.4%	14.1%
Householder 65 years and over	10.8%	14.8%	2.0%
Other family	25.4%	22.2%	32.4%
Male householder, no wife present	6.5%	6.3%	6.7%
Householder 15 to 34 years	3.0%	2.0%	5.2%
Householder 35 to 64 years	3.0%	3.7%	1.5%
Householder 65 years and over	0.4%	0.6%	0.0%
Female householder, no husband present	18.9%	15.8%	25.7%
Householder 15 to 34 years	4.2%	1.8%	9.5%
Householder 35 to 64 years	12.0%	10.5%	15.3%
Householder 65 years and over	2.8%	3.6%	1.0%
Nonfamily households	28.0%	25.2%	34.1%
Householder living alone	24.4%	22.1%	29.7%
Householder 15 to 34 years	3.1%	0.5%	8.9%
Householder 35 to 64 years	13.2%	13.8%	11.8%
Householder 65 years and over	8.2%	7.7%	9.1%
Householder not living alone	3.5%	3.1%	4.4%
Householder 15 to 34 years	1.0%	0.3%	2.7%
Householder 35 to 64 years	2.2%	2.4%	1.6%
Householder 65 years and over	0.3%	0.4%	0.1%
FAMILY TYPE AND PRESENCE OF OWN CHILDREN			
With related children of householder under 18 years	31.3%	25.2%	44.8%
With own children of householder under 18 years	26.5%	19.0%	43.3%
Under 6 years only	6.5%	3.5%	13.4%
Under 6 years and 6 to 17 years	6.2%	3.1%	13.1%
6 to 17 years only	13.7%	12.4%	16.8%
No own children of householder under 18 years	4.8%	6.3%	1.6%
No related children of householder under 18 years	68.7%	74.8%	55.2%

Owner-Occupied Housing Units

Just over one-quarter, or 26.3%, of owner-occupied units are valued between $50,000 - $99,999. The median value is $112,100. Just over one-half, or 52.4% of owner-occupied units are owned free and clear (i.e, no mortgage).

Housing Value – Jasper County		
	Estimate	Percent
Owner-occupied units	6,415	6,415
Less than $50,000	1,201	18.7%
$50,000 to $99,999	1,689	26.3%
$100,000 to $149,999	892	13.9%
$150,000 to $199,999	654	10.2%
$200,000 to $299,999	1,000	15.6%
$300,000 to $499,999	733	11.4%
$500,000 to $999,999	201	3.1%
$1,000,000 or more	45	0.7%
Median (dollars)	112,100	(X)

Mortgage Status – Jasper County		
	Estimate	Percent
Owner-occupied units	6,415	6,415
Housing units with a mortgage	3,055	47.6%
Housing units without a mortgage	3,360	52.4%

The housing cost, for owner-occupied units, is shown below.

Selected Monthly Owern Costs (SMOC) – Owner-Occupied Units				
	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
Housing units with a mortgage	3,055	3,055		748,501
Less than $500	52	1.7%		2.8%
$500 to $999	1,376	45.0%		32.3%
$1,000 to $1,499	840	27.5%		35.0%
$1,500 to $1,999	403	13.2%		16.2%
$2,000 to $2,499	301	9.9%		6.8%
$2,500 to $2,999	43	1.4%		3.2%
$3,000 or more	40	1.3%		3.7%
Median (dollars)	1,051	(X)	1,185	(X)
Housing units without a mortgage	3,360	3,360		510,160
Less than $250	809	24.1%		23.7%
$250 to $399	1,182	35.2%		37.6%
$400 to $599	905	26.9%		25.5%
$600 to $799	375	11.2%		7.8%
$800 to $999	34	1.0%		2.6%
$1,000 or more	55	1.6%		2.7%
Median (dollars)	360	(X)	349	(X)

While understanding housing costs is useful, it is more useful to understand the percentage of household income spent on housing costs. Generally, housing is considered "affordable" if the costs do not exceed 30 percent of household income. If housing costs exceed 30 percent, the household is considered 'cost-burden' or 'severe cost burden' if paying more than 50 percent of income for housing.

Selected Monthly Owner Costs as a Percent of Income (SMOCAPI)		
	Estimate	Percent
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	3,006	3,006
Less than 20.0 percent	883	29.4%
20.0 to 24.9 percent	443	14.7%
25.0 to 29.9 percent	405	13.5%
30.0 to 34.9 percent	237	7.9%
35.0 percent or more	1,038	34.5%
Not computed	49	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	3,245	3,245
Less than 10.0 percent	1,392	42.9%
10.0 to 14.9 percent	622	19.2%
15.0 to 19.9 percent	385	11.9%
20.0 to 24.9 percent	324	10.0%
25.0 to 29.9 percent	78	2.4%
30.0 to 34.9 percent	74	2.3%
35.0 percent or more	370	11.4%
Not computed	115	(X)

In summary, of owner-occupied households with a mortgage, over 42 percent are cost-burdened. For those who do not have a mortgage, this drops to 13.7 percent.

As shown at the beginning of this chapter, approximately 31 percent of households in Jasper County rent, rather than own, their home. Rental rates are shown below.

Gross Rent Rates				
	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent	2,621	2,621		527,123
Less than $500	248	9.5%		14.1%
$500 to $999	1,713	65.4%		57.5%
$1,000 to $1,499	523	20.0%		21.4%
$1,500 to $1,999	66	2.5%		4.8%
$2,000 to $2,499	50	1.9%		1.3%
$2,500 to $2,999	18	0.7%		0.4%
$3,000 or more	3	0.1%		0.5%
Median (dollars)	816	(X)	811	(X)
No rent paid	262	(X)		(X)

Again, it is perhaps more useful to evaluate rental rates as compared to affordability. In evaluating rent as a percentage of household income, 50.9% of renters are cost-burdened.

Gross Rent as a Percentage of Household Income (GRAPI)				
	Jasper County		South Carolina	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,554	2,554	512,170	512,170
Less than 15.0 percent	371	14.5%	63,829	12.5%
15.0 to 19.9 percent	317	12.4%	66,504	13.0%
20.0 to 24.9 percent	253	9.9%	64,270	12.5%
25.0 to 29.9 percent	312	12.2%	56,742	11.1%
30.0 to 34.9 percent	171	6.7%	47,054	9.2%
35.0 percent or more	1,130	44.2%	213,771	41.7%
Not computed	329	(X)	68,210	(X)

The U.S. Department of Housing and Urban Development (HUD) produces Comprehensive Housing Affordability Strategy (CHAS) data, developed by HUD and incorporating data from the U.S. Census Bureau's American Community Survey (ACS). In developing the CHAS data, HUD combines Census data with HUD adjusted family median family incomes (HAMFI).

As shown in the table below, this data illustrates that those in the lowest income brackets are the most cost-burdened. Approximately three-quarters of extremely low income households are cost burdened or severely cost burdened. Of very low-income households, three-quarters are cost-burdened and more than one-half are severely cost-burdened. The prevalence of cost burden or severe cost burden exists on all levels of the income spectrum, but the higher the income range, the lower the percentage of households experiencing this burden.

Income by Cost Burden (Owners and Renters)					
	Cost burden > 30%		Severe Cost burden > 50%		
	Number	Percent	Number	Percent	Total
Extremely Low Income Household Income <= 30% HAMFI	670	74.4%	655	72.8%	900
Very Low-Income Household Income >30% to <=50% HAMFI	865	75.9%	605	53.1%	1140
Low Income Household Income >50% to <=80% HAMFI	805	53.8%	220	14.7%	1495
Low and Middle Income Household Income >80% to <=100% HAMFI	225	23.7%	45	4.7%	950
Upper Income Household Income >100% HAMFI	500	11.7%	90	2.1%	4260
Total	3065	35.0%	1615	18.5%	8750

Source: HUD CHAS data for the 2010-2014 period

As shown in the table below, the housing construction began accelerating in the 70's, with a significant increase during the 90's. This table also reveals that much of Jasper's historic housing stock has been lost.

Year Structure Built		
YEAR STRUCTURE BUILT	Estimate	Percent
Total housing units	10,924	10,924
Built 2014 or later	103	0.9%
Built 2010 to 2013	748	6.8%
Built 2000 to 2009	2,805	25.7%
Built 1990 to 1999	2,656	24.3%
Built 1980 to 1989	1,500	13.7%
Built 1970 to 1979	1,310	12.0%
Built 1960 to 1969	685	6.3%
Built 1950 to 1959	565	5.2%
Built 1940 to 1949	266	2.4%
Built 1939 or earlier	286	2.6%

Jasper County has lost much of its historic housing stock.

The next table provides a more detailed look at housing activity from 2000 through 2016. The housing boom of the late 2000's is evident, as shown by the annual percentage increase during this time. Growth slowed beginning in 2010, but has been steadily increasing since that time.

Jasper County Housing Activity (2000 – 2016)		
	Estimated Number of Housing Units	Annual Percentage Increase
Census 2000	7,928	
1-Jul-01	8,124	2.47%
1-Jul-02	8,247	1.51%
1-Jul-03	8,352	1.27%
1-Jul-04	8,434	0.98%
1-Jul-05	8,562	1.52%
1-Jul-06	8,772	2.45%
1-Jul-07	9,061	3.29%
1-Jul-08	9,572	5.64%
1-Jul-09	10,208	6.64%
Census 2010	10,299	0.89%
1-Jul-11	10,431	1.28%
1-Jul-12	10,563	1.27%
1-Jul-13	10,726	1.54%
1-Jul-14	10,887	1.50%
1-Jul-15	11,076	1.74%
1-Jul-16	11,362	2.58%

The annual percentage increase, especially in recent years, is substantiated by building permit records for Jasper County (note: this is for the unincorporated area only and does not include building permit data for Hardeeville or Ridgeland).

Building Permits – Unincorpotated Jasper County (2012 – 2017)					
	SF New	MF New	Mobile Home	Total Residential	Commercial New
2012	12	0	103	115	3
2013	15	0	82	97	7
2014	26	0	85	111	8
2015	37	4	68	109	6
2016	19	15	85	119	17
2017	45	0	94	139	5
Source: Jasper County Planning & Building Services					

Housing Assistance

Housing assistance programs are available from various sources in Jasper County. Government housing assistance programs, as well as many private/nonprofit programs, are based on the percentage of family income of the median family income, which is $42,800 in Jasper County.

FY2018 Income Limits Summary								
FY 2018 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits ($)	17,350	19,800	22,300	**24,750**	26,750	28,750	30,700	32,700
Extremely Low Income Limits ($)*	12,140	16,460	20,780	**24,750***	26,750*	28,750*	30,700*	32,700*
Low (80%) Income Limits ($)	27,750	31,700	35,650	**39,600**	42,800	45,950	49,150	52,300
* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.								
Source: Economic and Market Analysis Division, HUD								

Fair market rental rates are shown below for both Jasper and Beaufort Counties. The majority of multifamily rental units (apartments) available in Jasper County are in the Hardeeville area. Therefore, it can be useful to also consider the rates in Beaufort County as well, given the geographic proximity of Hardeeville to Beaufort County. As shown below, the fair market rent in Beaufort is $164/month higher in Beaufort for an efficiency unit up to over $700/month higher for a four-bedroom unit. This means that the higher market prices of rental properties in Beaufort County has the propensity to drive up rental housing in Jasper County as well, thus making it even more difficult for those in need of

affordable housing to find options. Similarly, since the FMR are much lower in Jasper County, affordable housing is theoretically more accessible, so the demand becomes even higher.

Final FY 2018 Fair Market Rents (FMR) By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Jasper County	$678	$740	$850	$1,066	$1,158
Beaufort County	$842	$920	$1,056	$1,398	$1,860
Difference	$164	$180	$206	$332	$702
Source: Economic and Market Analysis Division, HUD					

As recognized in the aforementioned study, Low Income Housing Tax Credits (LIHTC) provide an excellent venue for the private market to help meet the public need for more affordable housing.

According to the HUD database, there are five LIHTC developments in Jasper County, providing a total of 176 units. Of these, all but eight are low-income units.

Project Name:	Project Address:	Project City:	Total Number of Units:	Total Low-Income Units:
Devenwood Apts	535 Captain Bill Road	Ridgeland	24	24
Deerfield Village	1482 Deerfield Road	Hardeeville	26	26
Heron Crossing Apts	72 Heron Crossing	Ridgeland	40	32
Jenny Greene	22 Thatcher Road	Hardeeville	50	50
Logan Lane Apts	544 South Logan Street	Ridgeland	36	36

Not only do projects financed with LIHTC help meet the need for affordable housing, they can help meet the need for market rate housing as well. Newer LIHTC developments often include market rate housing as well as affordable housing. Not only does this increase the supply of housing options, but this approach also helps minimize the stigma associated with housing subsidies. In other words, in a mixed income community, some renters will receive assistance, and some will not. The assistance is provided to the family and not assigned to a specific unit, so no one knows who is in need of assistance and who is more financially stable.

For example, Sustainable Fellwood in Savannah, Georgia, was once the site of Fellwood Homes, the first public housing project in Savannah. Beginning in 2007, the Housing Authority of Savannah entered into an agreement with a private development company, that utilized LIHTC as part of their financing, to redevelop the site into a mixed-use, mixed-income community. The City of Savannah was also a partner in the project, providing financial assistance for public infrastructure, including water, sewer, streets, and parks. Today, Sustainable Fellwood provides 220 multi-family units and 100 senior units including subsidized housing, affordable housing, and market-rate. The redevelopment also included the development of affordable single-family homes for first-time homebuyers.

Federal Housing Assistance

The federal government provides housing assistance to low-income renters in three primary ways (adapted from HUD website, Assisted Housing: National and Local[1]):

- Public housing – The local housing agency build, operates, and owns the housing.
- Tenant-based – This is the most prevalent form of housing assistance provided. This program allows participates to find and lease housing in the private market, then "the subsidies are used to supplement the rent paid by low-income households. Under tenant-based programs, assisted households may move and take their subsidy with them. The primary difference between certificates and vouchers is that under certificates, there was a maximum rent which the unit may not exceed. By contrast, vouchers have no specific maximum rent; the low-income household must pay any excess over the payment standard, an amount that is determined locally and that is based on the Fair Market Rent."
- Privately owned, project-based – This program provides "rental housing that is owned by private landlords who enter into contracts with HUD in order to receive housing subsidies. The subsidies pay the difference between tenant rent and total rental costs. The subsidy arrangement is termed project-based because the assisted household may not take the subsidy and move to another location."

The South Carolina Regional Housing Authority #3provides housing assistance in a seven-county service area: Aiken, Allendale, Bamberg, Barnwell, Berkeley, Jasper and Orangeburg. Their mission is "To promote housing stability by providing the tools necessary for families to identify, secure and maintain affordable housing, and to increase the opportunity for self-sufficiency through employment and lifestyle skill development." According to their 2015 – 16 Annual Report, the SCRHA3 has 787 units in their service area and in this time frame, provided rental assistant to 1,322 individuals.

Savannah Gardens, developed by the City of Savannah's Housing Department, provides a mix of rental options as well as and home ownership opportunities.

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[1] https://www.huduser.gov/portal/datasets/assthsg.html

The table below provides a summary of all HUD activities in Jasper County in 2017. The vast majority of recipients (94%) are black, non-Hispanic. Almost two-thirds (61%) are female-headed households with children. On average, recipients are on the waiting list for almost three and a half years (40 months).

HUD Activities in Jasper County (2017)	
Subsidized units available	126
% Occupied	93%
Number of people per unit	2.3
Number of people: total	276
Average Family Expenditure per month	$249
Average HUD Expenditure per month	$647
Average months on waiting list	40
Average months since moved in	72
% with utility allowance	100
Average utility allowance	$153
INCOME	
Household income per year	$10,842
Household income per year per person	$4,674
% Households where wages are major source of income	41%
% Households where welfare is major source of income	3%
% Households with other major sources of income	55%
% of local median (Household income)	28%
% very low income	87%
% extremely low income	66%
HOUSEHOLD	
% 2+ adults with children	*
% 1 adult with children	63%
% female head	85%
% female head with children	61%
% with disability, among Head, Spouse, Co-head, aged 61 years or less	23%
% with disability, among Head, Spouse, Co-head, aged 62 years or older	63%
% with disability, among all persons in households	13%
% 24 years or less (Head or spouse)	7%
% 25 to 49 years (Head or spouse)	58%
% 51 to 60 (Head or spouse)	19%
% 62 or more (Head or spouse)	16%
% 85 or more (Head or spouse)	1%
RACE AND ETHNICITY	
% Minority	95%
%Black Non-Hispanic	94%
%Native American Non-Hispanic	*
%Asian or Pacific Islander Non-Hispanic	*
%White Non-Hispanic	5%
%Black Hispanic	1%
%White Hispanic	*
%Other Hispanic	*
% Hispanic	*
% Multiple Race	0
*Data missing	
Source: HUD Picture of Subsidized Households	

Jasper County commissioned a Housing Needs Assessment in 2008, prepared by GVA Marquette Advisors. While this document is now somewhat dated, many of the observations and recommendations remain valid and are included below.

It is also worth noting that while Beaufort County is much larger than Jasper County and has a different demographic profile, the need for affordable housing exists in Beaufort County as well. A study conducted by Bowen National Research, completed April 2018, includes many similar recommendations, so there is the potential for collaboration between Jasper and Beaufort Counties to address issues collectively.

Jasper County Neighbors United

Jasper County Neighbors United was established in 2000 to enhance the quality of life and promote healthy communities in Jasper County, SC. The organization was incorporated in the state in December 2000. JCNU received their 501 ©3 IRS exemption in February 2002. It also received the SC Community Development Corporation certification from the SC Department of Commerce in 2004.

MISSION

The Mission of Jasper County Neighbors United is to enhance the quality of life by creating healthy communities.

VISION

JCNU wants to teach people how to buy a home. Low to moderate income people can purchase a home that appreciates in value, provides space for the family, and gives them an investment that starts them on the road to building their wealth. Building a community isn't about bricks, mortar and wood; it is about building a community's wealth. To do this, JCNU teaches people how to budget, how to save, and how to take care of their homes and properties. JCNU helps them find, loans that are fair, help with down payments and other financial assistance. Individuals also learn how to present themselves to lenders as good loan candidates, and how to avoid predatory lending schemes. In addition, JCNU has a vision of providing senior housing adjacent to its current Mercy Circle Property as well as becoming the Housing Authority of Jasper County and the Lowcountry. A critical component of wealth building is education and workforce development.

(From the 2018 Strategic Plan of Jasper County Neighbors United)

Recommendations:

The goal provided below, as well as several of the recommendations, are from the South Carolina Promise Zone Strategic Plan.

Reduce poverty by providing more affordable housing, renovating existing homes and reducing blight to foster community pride.

- Recognize the importance of housing as a critical component of economic development: Increase awareness about the importance of affordable housing not only to provide all citizens with decent and affordable housing, but also to support economic development and business growth in the county.
- Establish a local housing authority with dedicated funding from the county and municipalities to ensure that affordable housing issues are considered as a part of daily governance and planning throughout Jasper County.
- Consider establishing an affordable housing trust fund could be used by the County (or a multi-county partnership) to provide buyer down payment assistance, homebuyer education, to assemble land, which could in turn be donated for the purpose of affordable housing construction, to make loans and/or directly subsidize new construction and of affordable housing or the rehabilitation of existing housing.
- Create incentives and assistance programs for housing preservation and rehabilitation. The historic housing stock in many areas of unincorporated Jasper County is reflective of the history and culture of Jasper County. Low-income residents often do not have the incomes needed to invest money in renovating these historic structures. Maintaining these historic homes is valuable both for providing affordable housing options and in maintaining the character of Jasper County.
- Utilize tax abatement to attract private development of affordable housing. The state and the county already have significant tax incentives in place to attract industry. Similar incentives should be considered to incentivize affordable housing development.
- Establish public/private partnerships for affordable housing, which may occur through land acquisition, assistance with infrastructure (water, sewer, streets, etc.), or tax abatements.
- Adopt density bonuses or inclusionary policies as part of conservation subdivision design (see Land Use element): Traditional multifamily development can be in conflict with a more rural setting. However, it can blend well when balanced with a conservation subdivision design that maximizes preservation of natural resources and minimizes the sprawl of infrastructure.
- Establish a regional trust fund to support home-buyers and encourage private investment.
- Establish a broad home revitalization program focusing on renovation, energy efficiency and development of sustainable local jobs in housing.
- Develop a home co-op or facility to allow the construction industry to take advantage of local materials and talent.
- Provide transitional housing support and services.

Priority Investment

The Priority Investment element includes an analysis of local, state, and federal funds available over the next ten years and provides recommendations for the use of those funds. This element can also provide guidance and recommendations for intergovernmental coordination. The South Carolina Chapter of the American Planning Association led the development of the *South Carolina Priority Investment Act: Implementation Guide for Local Governments[1]*, which is a good resource for providing additional detail and resources.

A Capital Improvement Plan (CIP) is a common tool used by local governments to identify projects, budgets, and funding sources. A CIP typically has a five-year time horizon and is a 'fiscally-constrained' plan, meaning that projects listed in the CIP have a dedicated funding source identified. In comparison, the Priority investment element has a ten-year time horizon with potential projects listed along with a variety of funding tools. Given the projected growth over the next ten years in Jasper County, development of a Capital Improvement Plan is recommended to adequately address upcoming demands for public facilities and services. In the meantime, this Priority Investment element can serve as a starting point for the County.

A CIP is an excellent tool for identifying physical assets that will be needed by the community in the upcoming years. It does not, however, typically include the identification of programmatic needs. While programmatic needs are considered throughout the annual budget process, including these programs in a ten-year planning cycle can be beneficial to ensure the resources are available in future years.

Life-Cycle Cost Analysis (LCA)

Typically, a CIP identifies the budget for the initial design and construction of new facilities, with little to no regard for on-going operations and maintenance (O&M). However, over the life of a building, O&M typically represents 80 to 95 percent of the total building cost. Life-Cycle Cost Analysis (LCA) is a more holistic approach to budgetary planning that can allow for better fiscal stewardship of public dollars. LCA increases understanding of choices to be made in the design process – for example, if it is better to sometimes spend a little more in the beginning (i.e., more durable finishes, more efficient building systems, etc.) in order to save more over the life of the building. LCA is also more sustainable, as it can greatly reduce energy, water use, and minimize waste while maximizing the use of sustainable building materials.

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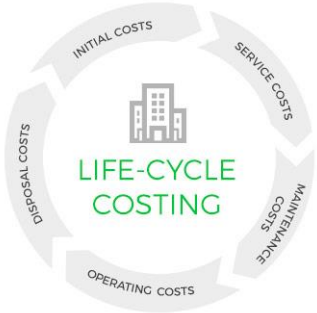
[1] www.masc.sc/SiteCollectionDocuments/Land%20Use%20Planning/PIA.pdf
[2] Image source: www.oneclicklca.com

Financing Options

Local governments have many tools available for financing of public investments and infrastructure, including, but not limited to, those below. Some funding sources may only be used for capital improvements, while others may provide funding for overhead, general operations and maintenance, or other expenses.

- ❖ **Tax Increment Financing (TIF):** TIF Districts allow a local government to channel property tax revenue to an account programmed for financing infrastructure or public facility improvements within predetermined district locations. TIFs are typically established for areas that are in need of development or redevelopment where additional capital projects are needed or encouraged. This funding mechanism is especially useful in downtown areas or mixed-use districts.
- ❖ **Special Assessment Bonds**: Special assessment bonds are secured by special assessments imposed on property located in Community Development Districts (CDD) also known as Municipal Improvement Districts (MIDs) or Residential Improvement Districts (RIDS). The special assessment is generally levied in relation to the benefit a property receives from an improvement project.
- ❖ **Impact Fees**: A one-time fee based on the cost associated with providing capital improvements to new homes or businesses. This fee is a per unit exaction paid at the time property is developed or purchased. These fees are placed into a special fund for system-wide capital facilities and are determined by fiscal impact analysis on the future demand a proposed development will have on the local infrastructure system.
- ❖ **Capital Project Sales Tax**: A sales tax collected for the express purpose of funding capital projects.
- ❖ **Hospitality Tax**: This is a tax on dining and beverages that helps fund special projects and general operations.
- ❖ **Accommodations Tax**: This is a tax on lodging that is restricted by state statute and may only be used for tourism-related projects.
- ❖ **C-Funds**: State gas tax funds allocated to counties for transportation improvements.
- ❖ **Special Tax District**: This is an option widely used in both the City and County for sewer improvements for subdivisions and other special areas. An additional annual tax is levied on property for a special purpose where individual property owners are elected to a commission to oversee the spending of these funds.
- ❖ **Bonds**: General obligation bonds may be issued for a specific construction project with the local government pledged to pay interest and principal to retire the debt. Revenue bonds are sold for revenue and financed through service charges or fees incurred from the development of the project.
- ❖ **State and Federal Grants**: Grant funding for many projects is available through state, federal and private grant procedures that typically require a competitive application process. Recent grant sources funding Jasper County projects include the Community Development Block Grant (CDBG) and the South Carolina Parks, Recreation and Trails (SCPRT) program.
- ❖ **User fees**: User fees may be utilized or increased to offset costs that will be incurred through upgrades or new construction of capital facilities, as well as for ongoing operations and maintenance.

Public Infrastructure

Growth and development are heavily influenced by the availability of public infrastructure – water, sewer, and transportation. Funding for public infrastructure improvements should be coordinated with the future development map for Jasper County to guide growth and development to the areas in which it is best suited.

The operations, maintenance, and expansion of water and sewer services in Jasper County is managed by the Beaufort-Jasper Water and Sewer Authority (BJWSA). Close collaboration with BJWSA is critically important in ensuring that land use plans are in place in advance of expansion of public water and/or sewer in Jasper County. This can serve as a very effective growth management strategy.

Similarly, transportation networks are also an important component of Jasper County's growth management strategy. Transportation planning, including the allocation of federal and state transportation funding, occurs through the federal Metropolitan Planning Organization (MPO) process, locally known as the Lowcountry Area Transportation Study (LATS). Jasper County's active participation in the LATS process is essential to ensure the County is a part of the transportation planning process, which includes long-range planning as well as the Transportation Improvement Plan (TIP), which determines transportation projects for the region in the upcoming three-year cycle.

The Infrastructure chapter of this plan contains additional details regarding the projected expansion plans for water, sewer, and transportation infrastructure in Jasper County.

Priority Investment Projects

The following list of capital improvements reflects the needs identified throughout the Comprehensive Plan. This list, however, is not all inclusive and should be further evaluated and developed.

Department	Project
Fire/EMS	Ambulances – Replaced after 5 years if no remount (Contingent on mileage); Replacement of chassis after 3 years with a remount
Fire/EMS	Fire Apparatus – Removed from front line service after 20 years; Replaced after 25 years
Fire/EMS	New fire rescue station – Sand Hills Road
Fire/EMS	New fire rescue station – Bailey Mill Road
Fire/EMS	New fire rescue station – Rivers Hill Area
Fire/EMS	New fire rescue station – Becks Ferry/Old Charleston Highway
Fire/EMS	Develop and implement a non-fleet capital improvement replacement plan
Fire/EMS	Develop a Capital Facilities Improvement and Upgrade Plan
Sherriff	Construct a new headquarters/training building for the Sherriff's Office
Sherriff	Develop and implement a vehicle replacement plan
Sherriff	Equip all vehicles with computer systems for mobile data
Sherriff	Establish new substations in Levy and Cherry Point
Sherriff	Establish a Southern Division Office
Parks & Rec	Implementation of Sergeant Jasper Park Master Plan
Parks & Rec	Upgrades to community centers

Southern Lowcountry Regional Board[3]

Jasper County, the Town of Ridgeland, and the City of Hardeeville may all have separate elected bodies, but collectively, they all comprise the community that is Jasper County. In addition, Jasper County is closely linked with Beaufort County physically, socially, and economically as part of the South Carolina Lowcountry. On-going, consistent communication between all local governments can be very beneficial in addressing regional issues and concerns, as well as collaboration in maximizing regional opportunities. The creation of the Southern Lowcountry Regional Board, which meets on a monthly basis, provides an excellent opportunity for this collaboration. The board is comprised as follows:

- Mayors of the municipalities of Hilton Head Island, Bluffton, Ridgeland, and Hardeeville
- County Council Chairs and one County Council member from Beaufort and Jasper Counties and one Council member of each municipality
- Each member may designate an alternate
- Administrators of Beaufort and Jasper Counties and Managers of each municipality

Vision

It is the Vision of the SoLoCo Board to enhance the building of relationships among elected officials, from differing communities; municipalities; utilities; and centers for higher education; to enhance the communication among the members internal as well as to subdivisions external and most importantly to the Communities in which we serve. Our Vision is a vibrant Low Country, a united Low Country and a sustainable Low Country.

Mission Statement

To create a regional think tank that will identify the problems and opportunities that face the entire southern low country, as defined by the members and regardless of municipal or county boundaries. To discuss the zoning, housing, employment, quality of life and social issues and propose action plans to the appropriate legislative bodies.

Recommendations:

Financial resources are limited and prioritization of public expenditures will require thoughtful leadership and community support.

Goal: Proactively plan for public infrastructure, facilities, and services for the next decade.

- Develop a Capital Improvement Plan with a five-year time horizon. Update the CIP annually.
- Develop a five-year plan to identify programmatic needs, including but not limited to staffing.
- Develop a prioritization system for capital project planning that considers capital costs and the cost to operate and maintain proposed capital improvements.
- Coordinate public-funded projects with adjacent and relevant jurisdictions and agencies.
- Continue participation in the Southern Lowcountry Regional Board.
- Host quarterly meetings with Jasper County School District, Jasper Chamber of Commerce, Southern Carolina Development Alliance, and other community partners.

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[3] http://www.hardeevillesc.gov/2374/Southern-Lowcountry-Regional-Board