



JASPER COUNTY COUNCIL  
**Workshop and  
COUNCIL MEETING**

Hardeeville City Hall  
205 Main St, Hardeeville, SC 29927  
May 16, 2022  
MINUTES

## Budget Workshop

- **Coroner Aiken – Coroner’s Office**

Coroner Aiken was present to address his presentation with Council regarding his workspace, vehicle, budget and Coroner’s Calls for service. He discussed the office advancements, future goals, membership and credentials and noted that YTD there were 146 parties deceased.

- **Roland Gardner – Beaufort Jasper Hampton Comprehensive Health Services**

Dr. Faith Polkay the new CEO of BJHCHS noted that she would be presenting their request as Mr. Gardner could not attend. She provided an overview of locations, services provided, number of patients seen, COVID vaccine summary and gave the 2021 Highlights for the BJHCHS. She also discussed and provided their budget request for Council. Dr. Polkay thanked Council for their support of the program.

- **Stephanie Gittings – Public Defender**

Rescheduled for 06.27.2022

- **Lyn Boyles – Jasper Soil and Water**

Ms. Boyles was present to address her budget request. She discussed the Jasper County Conservation and the services they offer within the County. She noted that they apply for a lot of grants and are also searching for funding options from all Federal and State Programs. She noted that they offer technical assistance to landowners and farmers. She also mentioned that they work with the farmers in the area. She thanked Council for their past support and for their upcoming support in this budget year.

- **Duchette Hylton – Jasper County First Steps**

Ms. Hylton was present to discuss their budget request. She discussed their vision and the accomplishments they had made over the past 2 years. She noted that COVID had redefined their work and that in FY2021 they had had 14 Community Events. She noted the 2 programs that they were soliciting for from Jasper County was the Dolly Parton Imagination Library and the Parents as Teachers Program. She also discussed some upcoming Community Events for Council. She thanked Council for their support of their program.

- **Kimberly Sullivan – Boys and Girls Club**

Ms. Kimberly Sullivan was present to discuss their budget request with Council. She provided a handout to Council which she reviewed. She discussed the Mission of the Boys and Girls Club and provided an overview of their program. She discussed funding and noted that this was an exceptional program for the community. She thanked Council for their previous support and for their upcoming support this year.

- **Jeanine Bostick – Election Commission**

Ms. Bostick and Chairman Arzillo and a couple of Board Members were present for this request. Ms. Bostick noted the functions of her department. She noted that they conduct federal, state and local elections. She discussed and gave a short overview of Senate Bill S108 with Council. She noted that they are asking this year for a Deputy Director Position and that they need a satellite office. She discussed and provided a breakdown of the number of registered voters in the area. She also covered information pertaining to their budget requests such as maintenance agreements, travel expenses, additional personnel and noted she had been the Director for 18 years. The status of different voting locations was discussed as was early voting. She thanked Council for their time and consideration.

## **Regular Session:**

**Officials Present:** Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley (arrived at 5:05) Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

**Staff Present:** County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, Dale Terry, and Videographer Jonathan Dunham.

## **Also Present:**

Chairwoman Clark called the meeting to order at 5:00PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

The information below was read for the executive session.

**Motion to go into executive session:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

## **Executive Session SECTION 30-4-70.**

**(a) A public body may hold a meeting closed to the public for one or more of the following reasons:**

**(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – [Engineering Services](#)**

**(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client**

**privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Election Matters; Professional Services Airport Consulting Contract: Exit 3; Conflict Waiver of Project Madison**

**(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – Prospect Update; Chelsea South; CSP Development; Point South Development Agreement; Center Point; Karrh Tract**

**ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.**

**Return to Open Session:**

Without objection, at 6:30PM Council returned to open session from Executive Session upon proper motion and second. Motion to return from Executive Session to Regular Session by Councilman Adkins with a Second from Vice Chairman Dr. Brantley resulting in a unanimous vote.

**Motion from Executive Session:**

**Motion to move to authorize the Administrator to execute the Conflict Waiver provided by Burr-Forman Law Firm regarding their representing a prospective purchaser at the Cypress Ridge Park:** Councilman Sauls  
**Second:** Councilman Adkins  
**Vote:** Unanimous  
The motion passed.

**Motion to approve the executive of a contract for professional services with SSPI Engineering to provide consulting services at Public Works as discussed in Executive Session:** Councilman Sauls  
**Second:** Councilman Adkins  
**Vote:** Unanimous  
The motion passed.

Councilman Kemp led the Pledge of Allegiance and Vice Chairman Dr. Brantley gave the invocation.

**Approval of Agenda:**

**Motion to approve:** Councilman Sauls  
**Second:** Councilman Adkins  
**Vote:** Unanimous  
The motion passed.

**Approval of the minutes 03.21.2022:**

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**Presentation and Proclamations: None**

**Open Floor to the Public per Ordinance 08-17– Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.**

The floor was opened to public comments. Mr. Huganan asked to speak regarding Chelsea South. For clarification Mr. Tedder asked Chairwoman Clark if he could clarify what these public comments were for. He noted that there are several public hearings coming up where persons may wish to speak on one or all of them. He noted that this was public comments to address other matters pertaining to County Services and Operations. Councilman Sauls noted that there was a public hearing coming up specifically for Chelsea South. Mr. Tedder noted which items on the agenda had specific public hearings on agenda item requests.

For public comments, Ms. Michelle Gaston of the SCORE Outreach Chapter was present to discuss what SCORE is about. She noted that they provide business services throughout the County. She noted she would like to come back at another time to make a formal presentation and Chairwoman Clark asked her to reach out to the Clerk of Council regarding this request. Mr. Gaster who resides in Coosahatchie noted that he would like to know the process and standards for roads and parks around the community. Mr. Fulghum will be in contact with him regarding this matter.

**Resolutions: None**

**Ordinances:**

**A: Kimberly Burgess - 3rd Reading of a Bond Ordinance #O-2022-08 providing for the Issuance and Sale of a Jasper County, South Carolina, Hospitality and Accommodations Fee Revenue Bond (Airport Capital Improvement Projects), Series 2022 in the principal amount of not to exceed \$5,000,000; To prescribe the Purposes for which the Proceeds shall be expended; To provide for the Payment thereof; and Other Matters Relating Thereto.**

Ms. Burgess handed out the revised Bond Ordinance that was received on Saturday. She noted that this was the final version of the bond ordinance. Mr. Tedder reviewed and consulted with Mr. Linkous and Sam Howell on this matter.

**Motion to approve and pass the substituted version of this ordinance:** Councilman Sauls

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

**B: Lawrence Flynn - Public hearing Only for Ordinance #O-2022-10 to amend the Center Point Development Agreement pursuant to the South Carolina Local**

M – 05.16.2022

**Government Development Agreement Act by making provisions to include additional tracts of land, extending the term and matters related thereto Article IV, Title 20 of the Code of Ordinances of Jasper County, and authorizing the Chairman of Jasper County Council to execute said Development Agreement as amended.**

The public hearing on this item was opened at 6:49PM by Chairwoman Clark for comment. There were no comments so the public hearing was closed at 6:50PM. There were no questions by Council on this item. Mr. Charles Reed had a question on the map that accompanied the letter he had received. He said he was near Church Road and Chairwoman Clark said this item was near Hwy 170, so this was not that item. **No motion was necessary as this was a public hearing only.**

**C: Lisa Wagner - Public Hearing Only for an Ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008, located along Snake Road, northwest of the intersection of Snake Road and Highway 170, and known as Chelsea South PDD.**

The public hearing on this item was opened at 6:52PM by Chairwoman Clark for comment. The public hearing was closed at 7:19PM.

Ms. Wagner said she had received 21 written public hearing comments. Councilman Sauls said to email them to Council and let the ones here who wanted to speak to speak. These 21 public comments Ms. Wagner mentioned along with a letter from the Open Land Trust written by Kate Schaefer are attached as Attachment "A" to the minutes.

Speaking for public hearing comments were the following:

David Huguenin spoke against the Chelsea Project.

Kate Schaefer spoke against the Chelsea Project.

Grant McClure spoke against the Chelsea Project.

Calvin Bryan spoke against the Chelsea Project.

Rob McBrayer spoke against the Chelsea Project.

Ann Horry spoke against the Chelsea Project.

Randy Schonhoff spoke against the Chelsea Project.

**No motion was necessary as this was a public hearing only.**

**D: David Tedder - Public Hearing Only for an Ordinance approving a Development Agreement for Chelsea Plantation LLC pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County and authorizing the Chairman of Jasper County Council to execute said Development Agreement.**

The public hearing on this item was opened at 7:20PM by Chairwoman Clark for comment. Callen Bryan asked about the sewer lines attaching this property. He spoke against this project. There were no other comments so the public hearing was closed at 7:22PM.

**No motion was necessary as this was a public hearing only.**

**E: Lisa Wagner - Public Hearing Only for an Ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately**

**38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit 8, and known as CSP Development PDD.**

The public hearing on this item was opened by Chairwoman Clark at 7:22PM for comment. There were no comments, so the public hearing was closed at 7:22PM. Ms. Wagner said she had received no written public comments and had spoken with two individuals via telephone.

Mayor Harry Williams of the City of Hardeeville asked to speak on this item. He discussed his concerns with traffic in this area and other areas. He noted he advocated at a previous Council Meeting for a Regional Traffic Study before moving forward with CSP Development and Chelsea South. He noted that he was asked by people to study the Chelsea Project. He mentioned that he had driven Snake Road and the two memorials of accident victims. He asked Council to wait on these two projects and study them.

**No motion was necessary as this was a public hearing only.**

Agenda Item F was read, however Item G was addressed by Ms. Wagner.

**G: Lisa Wagner - Public Hearing and 2<sup>nd</sup> Reading of Ordinance #0-2022-15 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 11964 Speedway Boulevard, bearing Jasper County Tax Map Number 040-00-02-008 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.**

Mrs. Wagner was present to address this request with Council. She reviewed this item and covered the information pertaining to this request with Council. The public hearing was opened at 7:25PM. There were no comments, so the public hearing was closed at 7:26PM. Please see attached staff report as Attachment "B".

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Sauls

**Vote:** Unanimous

The motion passed.

**F: David Tedder - Public Hearing Only for an Ordinance approving a Development Agreement for (CSP) Conduit Street Partners Development pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County and authorizing the Chairman of Jasper County Council to execute said Development Agreement.**

The public hearing on this item was opened at 7:28PM by Chairwoman Clark for comment. There were no comments, so the public hearing was closed at 7:28PM.

**No motion was necessary as this was a public hearing only.**

**H: Lisa Wagner - Public Hearing and 2<sup>nd</sup> Reading of Ordinance #0-2022-12 to amend the Official Zoning Map of Jasper County so as to transfer two (2) properties located along Church Road, bearing Jasper County Tax Map Numbers 029-39-07-014 and 029-39-07-015 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.**

Ms. Lisa Wagner was present to address this request. . She reviewed this item and covered the information pertaining to this request with Council. The public hearing was opened at 7:PM. There were no comments, so the public hearing was closed at 7:26PM. Please see attached staff report as Attachment "C".

The public hearing on this item was opened at 7:30PM by Chairwoman Clark for comment. Jannie Baker spoke regarding this issue and asked the purpose for changing the zoning on such small lots. She said she did not know how a small takeout area could be put on such small lots. She discussed the rest of her concerns for this area. She also discussed her concerns of Exit 5 traffic. Teresa spoke regarding the road by the factory being damaged. She said when Hurricane Matthew came that the road has been damaged since that happened. She also discussed the drainage issues there on Hwy 46. Chairwoman Clark said this was a State Department Road since this was a State Highway 46. There were no other comments, so the public hearing was closed at 7:34PM. Councilman Kemp discussed his concerns with this area.

**Motion to approve the 2<sup>nd</sup> reading of this ordinance:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

Discussion: Councilman Kemp said he had gone down there. He said he did not know anyone can drive thru there on a dirt road in a residential area.

**Vote:** All votes were Yes, except Councilman Kemp who voted no.

The motion passed.

**I: Andrew Fulghum and Kimberly Burgess - Consideration of the 1<sup>st</sup> Reading of an Ordinance to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1<sup>st</sup>, 2022 and ending June 30<sup>th</sup> 2023 and to make appropriations for said purposes; to adopt and approve the Jasper County capital and operations budget for fiscal year 2022-2023, to make such amendments to the 2021-2022 capital and operational budget to recognize and ratify transfer as authorized by section 7 of that budget ordinance, and other matters related thereto; to adopt and approve the Jasper County School District capital and operations budget for fiscal year 2022-2023; to provide for the levy of taxation for fiscal year 2022-2023; to limit the disbursements by the county treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the treasurer to sign general fund checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with act no. 317 of 1990; to provide certain benefits to council members; to provide for county commission and committee stipends; to provide for jury mileage; to adopt property values; and to provide for effective date of this ordinance.**

Mr. Fulghum covered the highlights of this item. He asked that the motion include the date of the official public hearing being 0.06.2022. He said that more discussion on the budget would come at the upcoming Council Retreat.

**Motion to approve the 1<sup>st</sup> reading of the ordinance with the official public hearing being held on June 6, 2022:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** All votes were yes, except Councilman Kemp who voted no.  
The motion passed.

**New Business:** None

**Old Business:** None

**Council Members Comments:**

**Councilman Kemp:**

Councilman Kemp noted he had attended the Operation Days at Legacy Oaks. He said .2 Veterans commit suicide every day.

**Vice Chairman Dr. Brantley:**

Vice Chairman Brantley said that he lifted the families up all over the Country involved in the massacres and asked that these massacres stop immediately.

**Councilman Adkins:**

Councilman Adkins asked blessings and said he would be riding the County because he likes beautification.

**Councilman Sauls:**

Councilman Sauls reminded everyone that on Sat. May 21<sup>st</sup> Blue Heron Nature Center and Conservation District would be having the Annual Awards Recognition. He said this was good fellowship and would be a good time for everyone. Keep the Rhodes family in prayer for the loss in their family.

**Chairwoman Clark:**

Chairwoman Clark encouraged everyone to stay safe and be careful out there.

**Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.** There was no need to return to Executive Session for this meeting.



**Administrator's Report:**

Mr. Fulghum said that his report was in the packet, and he was available for any questions.

**Adjourn:**

**Motion to adjourn:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

The meeting adjourned at 7:46PM.

**Respectfully submitted:**



Wanda H. Simmons  
Clerk to Council



Barbara B. Clark  
Chairwoman

**Lisa Wagner**

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**From:** Angela Lloyd <angelalloyd3876@gmail.com>  
**Sent:** Tuesday, May 10, 2022 11:13 PM  
**To:** Lisa Wagner  
**Subject:** Chelsea South

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council and Admin,

I do not believe that Snake Road nor Hwy 462 will handle the traffic that this development will create. Hwy 462 is crumbling and should be four lanes all the way to I95 now. Snake road should be four lanes and have turn lanes before this development begins. Our county is growing leaps and bounds, and I strongly believe that our roads need to be dealt with immediately and before anymore developments begin. This includes Argent Blvd (Hardeeville) and Grays Hwy (Ridgeland).

Sincerely,  
Angela Lloyd

## **Lisa Wagner**

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**From:** Lisa Gravil <lgravil@springislandtrust.org>  
**Sent:** Thursday, May 12, 2022 3:52 PM  
**To:** Lisa Wagner  
**Subject:** Chelsea South Planned Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Lisa Wagner, Director Jasper County Planning & Building:

It came to my attention that there is a proposed Planned Development District for Chelsea Plantation. What a disaster that would be !!! This is not just a county decision but a regional problem if this is allowed to take place. We ALREADY have had a huge population explosion which causes more traffic congestion with increase accidents, environmental problems, infrastructure overload, litter problems, and so much more harmful issues. Please !!! for the sake of the lowcountry do NOT let this happen. We all will suffer !! Oh, except for the developers!!! It is always about the money isn't it.

Lisa M. Gravil  
70 Sutler Road  
Okatie, SC 29909

May 12, 2022

To: Jasper County Council

I am a property owner in Ridgeland, SC and am extremely concerned about this development. This development snuck up on me like a thief in the night. I travel Snake Road every day and NEVER saw any declaration of this intent nor did I see anything posted in any media local community affairs. Truly makes a person think, who I voted for and what you are representing. I will be attending the public hearing and am confused at the lack of understanding that Jasper County has on the already existing issues with over development in our very small space and Beaufort, SC. I happen to own property in Beaufort (Okatie) as well as Ridgeland as well as own a business here. We are as residence impacted by choices made in development daily as drivers, tax payers, and property owners.

Please note: Hilton Head is now yet again paying \$1 million to traffic study the problem development has caused our road congestion. Develop now and worry later is not a solution. Learn from our neighbors mistakes. Do you not know the difficult strain already on our roadways? Oh course you do. We are not sardines. Can't pack us in a can and close the lid.

There are so many factors involved that this letter can't begin to equate the damage but our voices will be heard. You keep plowing down and progressing. Those who speak loudest will be heard. Although not within the town of Ridgeland, we side skirting people along the jurisdictional lines are the ones affected. I have no desire to be double taxed, over populated, emergency services are already depleted and let's add that in to your equation. Have you not been a part of the world crisis? How are you thinking we can accommodate services for these fine folk that you wish to bring revenue in from?

Our ancestors would be ashamed of this behavior. Look at how long the land has been preserved, protected and being well aware of re-zoning's history of our town. Stay in line with the path of development of this nature and you will not have a cherished community very long. You will be another pandering, crime riddled community full of despair, no infrastructure in place to support such ventures and very angry citizens. But perhaps that has already been equated. Tragic. Just Shameful

Seriously! It's maddening to be a native of South Carolina and watch our rich history of our lands be snatched away to shopping malls, and outside tract developers that see our bountiful beauty and buy it up, concrete it in and destroy all of our beloved and well known for laid back community environment be eradicated due to over development.

I for one will make it a point to be proactive, stand strong and refuse to let Ridgeland, SC succumb to the clustered up mess that downtown Bluffton has become. I am a proponent to getting Jasper county out of its economically challenged state but to re-zone and lay this immensely over taxed burden on me and my neighbors in insane. Enlighten me please.

James and Lora Knoppel  
932 Ticton Hall Rd, Ridgeland, SC

## Wanda Simmons

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**From:** Chris Ksionek <cmkdr@aol.com>  
**Sent:** Thursday, May 12, 2022 9:16 PM  
**To:** Comments  
**Subject:** Chelsea South annexation

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

**Categories:** Public Comments for Current Mtg, FOR WANDA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### **Attn Jasper County Council**

Please protect the landscape's rural character and natural resources! Having a second home in Florida I can tell you what problems overgrowth without proper planning is causing in my rural area. Roads are way too busy and everyone is frustrated and speeding on rural roads to get their destination. Grocery stores and schools are undersupplied. It has changed the safety for wildlife, as well as, rural owned animals. No one seems to understand the ecological impact on the land's changes until it is too late. Trees are torn down and the noise increases and the temperatures rise.

Please strongly think twice about this 4units/acre plans!!!

Christine Ksionek  
7 Bird Patch Trail  
Okatie, SC 29909

## Wanda Simmons

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**From:** Laura A <lparonstein@gmail.com>  
**Sent:** Thursday, May 12, 2022 4:06 PM  
**To:** Comments  
**Subject:** Chelsea South

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

**Categories:** Public Comments for Current Mtg

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Jasper City Council,

The proposal for the redevelopment of Chelsea South is entirely out of the smcope of current zoning in Jasper County. The area near Port Royal Sound is fragile and much of the tract under discussion is wetlands.

It is not in interest of any of us to halt development in the region. But for the best and highest use, we mist consider the needs of a growing population. Too many houses too close together, with adjacent mixed used structures, could overwhelm power and water supply, and be hazardous to the very quality of life we seek to offer in Beaufort and Jasper Counties.

Please consider the long term impact of overdevelopment, versus the potential for thoughtful development of communities integrated into their environs and their county.

Please do not endorse this plan.

Sincerely,  
Laura Palmer Aronstein  
Okatie, SC

## Wanda Simmons

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**From:** Art Meeder <atmduke1@gmail.com>  
**Sent:** Thursday, May 12, 2022 3:35 PM  
**To:** Comments  
**Subject:** Chelsea Track

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

**Categories:** Public Comments for Current Mtg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I urge you to take all steps to prevent further density allocations for this track.  
Thank you  
Art Meeder

Sent from my iPhone

## **Lisa Wagner**

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**From:** melanieoquinn <melanieoquinn@embarqmail.com>  
**Sent:** Friday, May 13, 2022 1:09 PM  
**To:** Lisa Wagner  
**Subject:** Snake Road Development

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

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

As a citizen of Jasper County the development on Snake Road will be a disaster. Developers come here tear up our beautiful low country and take away our animal habits. Then they leave and we the people of Jasper and surrounding counties have to deal with the aftermath. Jasper County does not have the hospitals, schools, firemen, and police officers to handle a development of this magnitude. With new developments comes more crime. Not to mention the pollution such as sewer, insecticides and pesticides that will be going in our waterways. We have 2 landfills in Jasper county now how much more trash do you think we can handle.

**Melanie Oquinn**

Powered by Cricket Wireless



## **Lisa Wagner**

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**From:** Wanda Simmons  
**Sent:** Friday, May 13, 2022 3:13 PM  
**To:** Lisa Wagner  
**Cc:** David Tedder  
**Subject:** FW: Chelsea South

Good afternoon,

Please see the public hearing comment on Chelsea South below.

Thanks,  
Wanda

-----Original Message-----

**From:** Jane Tierney <jltier@aol.com>  
**Sent:** Friday, May 13, 2022 2:57 PM  
**To:** Comments <comments@jaspercountysc.gov>  
**Subject:** Chelsea South

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Driving Highway 170 to Bluffton, I am very concerned about the increasing traffic resulting in more frequent accidents and traffic jams. I implore the Council to deny the re-zoning of the Chelsea South tract!

Sincerely,  
Jane Tierney

Sent from my iPad

## **Lisa Wagner**

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**From:** John Allen <allenj\_737@hotmail.com>  
**Sent:** Saturday, May 14, 2022 7:33 AM  
**To:** Lisa Wagner  
**Subject:** Agenda e-packet (Ordinance Item G Parts 1-4 & 05.02.2022 Ordinance Item H-I Chelsea Development)

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

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Dear Ms. Wagner,

I am writing to express my concern about the proposed development of the Chelsea South Development project.

At a minimum no action should be taken until a thorough analysis of the traffic safety impact of such a large development of the scale of such a project.

Snake road, SC highway 170, and SC highway 462 cannot handle the density of traffic that will result of this project. I have personally observed multiple accidents caused by the allowance of zoning approvals to build commercial businesses along this corridor.

The quality of life in the Callawassie Okatie area needs to be preserved. I find it incredible that Jasper County would take area zoned for rural preservation to a planned development district. We are beginning to look like south Florida.

I will attend Monday's meeting to express my strong objection to this development.

John Allen  
60 Red Bluff Rd  
Okatie, SC 29909

## Wanda Simmons

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**From:** David Westerlund <dwesterlund.sc@gmail.com>  
**Sent:** Thursday, May 12, 2022 3:20 PM  
**To:** Comments  
**Subject:** Chelsea Plantation

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

**Categories:** Public Comments for Current Mtg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear County Council,

Please oppose the proposed rezoning and development of Chelsea South. This special place just south of the Broad River should be protected from unwise and environmentally destructive construction of several hundred homes and multi family units plus mixed use commercial and warehouse space. This dense development is contrary to the county's current zoning and comprehensive plan. Please protect the landscape's rural character and natural resources. Thank you.

Respectfully,

David A Westerlund

## Wanda Simmons

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**From:** Ann Cullen <acullensc@icloud.com>  
**Sent:** Friday, May 13, 2022 12:31 PM  
**To:** Comments  
**Cc:** Ann Cullen; jessiew@scccl.org  
**Subject:** Chelsea South Annexation

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

**Categories:** FOR WANDA, Public Comments for Current Mtg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mrs. Clark and Council,

I am respectfully offering my comments with regard to the subject annexation / development of the Chelsea South site.

I have been a property owner in Jasper county for nearly 20 years. I have driven 462 to 170 to Red Oaks Plaza, and then to Snake Road and Beaufort more days than not for 17 years. I owe my livelihood to land development and to education and workforce development and I very much want Jasper

County to rise up and maximize all available vehicles for success.

I cannot imagine a more inappropriate, harmful, painful move than to stuff that much population, impervious surface, runoff, vehicle congestion, waste (!), and pressure on an already vulnerable land than the proposed development for the Chelsea South tract.

The traffic on 170 has increased markedly in the last 2 or 3 years. A look at the traffic backed up last week from the Lemon Island bridge across the Broad River bridge gives you just a small idea of the current volume.

Please deny this application in totality and decline to compromise the natural resources of our County. Our wetlands are stressed from forces we cannot control - please don't intentionally inflict this on the precious natural resources - or on your citizens - of Jasper County.

Sincerely,

Ann Cullen  
727 Broadview Drive  
Ridgeland, SC 29936

## Lisa Wagner

---

**From:** Bobby Thompson <thompsonbobby100@gmail.com>  
**Sent:** Saturday, May 14, 2022 5:43 PM  
**To:** Lisa Wagner  
**Subject:** Development on Snake Rd.

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I want to thank each person who is striving to make our area better. It is wonderful to meet so many new people from all over the US who are moving here. The downside of the droves of people coming is the current infrastructure.

My family travels from Chechessee Road to Bluffton every day for school. It's 13 miles one way to our school and it takes on average 30/40 minutes in the morning traffic on 170.

If we could address the current infrastructure before the new developments this could help ease the struggle on so many travelers. If we move forward with this growth project without addressing current needs, it will surely create more issues.

We aren't asking to cancel any growth projects, but to press pause and address our current needs before proceeding further.

Thank you for you time and consideration.

Just Jesus,  
The Thompson Family

## Wanda Simmons

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**From:** Randy Schonhoff <rtsbucket@gmail.com>  
**Sent:** Monday, May 16, 2022 8:49 AM  
**To:** Comments; Lisa Wagner  
**Subject:** Jasper County Council Meeting - 16-May Public Comment  
**Attachments:** 16May2022 ChelseaSouth Concerns.pdf

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

**Categories:** Public Comments for Current Mtg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Wagner,

Attached please find my comments for the 16-May Council Meeting in reference to the Chelsea South Planned Development District. I have cross posted this email to the address you provided to a caller last week and to the email address required by the meeting notice. They are the same document.

I plan to attend the meeting and would appreciate speaking.

Thank you  
Randy and Jan (Horry) Schonhoff

13-May-2022

**To: Lisa Wagner, Planning Director (Staff Member)**

**From: Randy and Jan (Horry) Schonhoff, Property Owners Adjoining Chelsea South Development**

Thank you for reading and considering my input to the Chelsea South Development. After reading through the available documents from this and earlier meetings, there are many questions that have a material impact on the project that appear to either have not been answered or have been overlooked.

**PUBLIC NOTICE:**

The Chelsea South PDD (provided for 02-May-2022 meeting) at the first reading states:

“Notices were sent to all adjacent property owners, notifying them of the Applicant’s request to have the property designated as PDD and providing them with the opportunity to comment”

Actually, none of the homeowners/landowners that I have discussed this with were contacted and this is the land directly across Snake Road. Although, it is Beaufort County, the county distinction is not made in the Public Notice statement. Is a count of the owners that were notified available?

I would request that Reading #1 be reset from the 02-May meeting to this 16-May meeting to allow for this oversight.

**TRAFFIC:**

- 1- The Traffic Analysis describes an expansion of the 3 lane wide (1 ingress and 2 egress) to 5 lane wide (1 right turn, 1 straight, 2 left turn, 1 ingress lanes) Snake Road onto Hwy 170 intersection.

The Email thread provided in the 02-May-2022 E-Packets did not state where the land for the additional 2 lanes would be provided. BJWSA? The St Luke Baptist Church?

- 2- An entrance to the development on the 4 lane road Hwy 170 would seem to be the best approach. I see in the plan that the BJWSA canal access roads would be impacted by that approach. As a pure guess, that would be less than 20 trips a day by BJWSA employees along the canal – probably far less. To remove that 20 trip inconvenience, there will be 12,737 trips on Snake Road next to a recently developed residential area. Would a possible alternative be for the BJWSA traffic to transit an automatic gate along the canal at the Chelsea South new main entrance? Then the main entrance for the development would be from Hwy 170 and a new traffic light with plenty of room for several turn lanes instead of cramming the Hwy 170 access into available space on Snake Road that requires taking land from existing properties.
- 3- All of the entrances into the development will require widening of Snake Road to include additional turn lanes. Will the land for this widening come from the west side (development) or the east side (some is existing land owners) of Snake Road?

4- The following chart was created based upon the data in the Traffic Analysis (05022022):

time (hr)	trips	Note
0	100	
1	100	
2	100	
3	100	
4	100	
5	100	
6	645	
7	645	
8	774	Peak AM
9	645	
10	645	
11	645	
12	645	
13	645	
14	645	
15	645	
16	645	
17	645	
18	938	Peak PM
19	645	
20	645	
21	645	
22	645	
23	645	
24	100	
<b>Total</b>	<b>12,732</b>	

12,737 Total Net New External Trips (Daily)

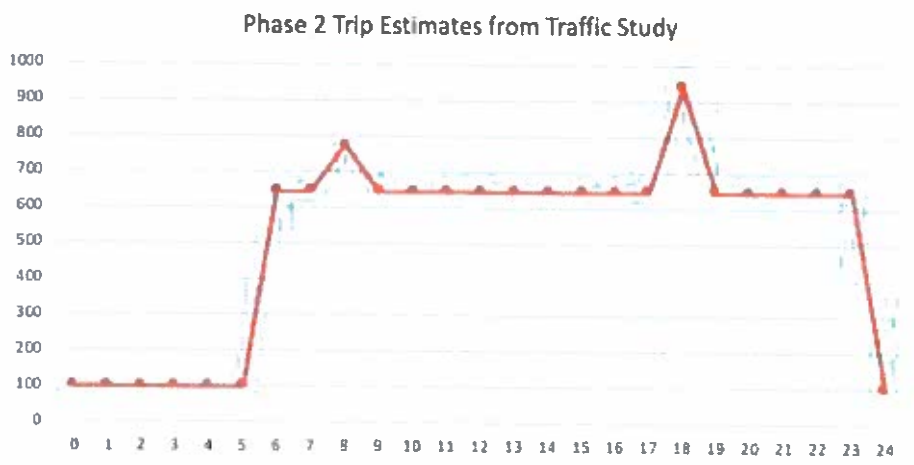
Peak AM and PM trips were assumed to be 8AM and 5PM

Assuming 100 trips per hour during 11PM to 5AM.

This means there will be a CONTINUOUS FLOW of 645 trips EVERY HOUR.

That is 11 cars per minute

That is 1 car every 6 seconds !!!



5- Prior to the Phase 2 traffic values shown above, there will be a constant stream of concrete trucks, lumber trucks, paving trucks, dump trucks along what was 1 year ago a secondary road in a rural area.



- 6- Jasper County Comprehensive Land Use Plan states - "In Rural Conservation new development should be thoughtfully placed with the existing landscape". This traffic impact does NOT sound like "thoughtfully placed with the existing landscape"
- 7- Directly across Snake Road from the development area, 6 houses were built since 2004 with an average value (from Zillow) of \$577,000. This is the type of development that should be "thoughtfully placed" in the development tract. Very nice houses that were built just 10 years ago on a quiet secondary road will have 1 car/truck/dumpruck driving by every 6 seconds within an average of 600 feet away.

**WATER:**

- 1. BJWSA "treats and delivers an average of 20 million gallons of drinking water each day to more than 60,000 retail customers" (from BJWSA website). The plant on Snake Road and the canal that runs to it from the Savannah River are the ONLY source (possible?) for these 20,000,000 gallons of water every day. It seems unwise to add sprawl and the potential for contamination so close to this canal.
- 2. There is only one facility other than water treatment and power generation along the entire length of the canal – the Catholic School. This seems to be a good idea.
- 3. I read the BJWSA Intent to Serve letter of 15-Dec-2021 in which they do not quote an expected capacity in water and wastewater of the project. In fact, they state "depending on the amount of water and sewage capacity required ... the developer may be responsible for ... upgrades to BJWSA's existing system". Will this be required? Is BJWSA aware of the scale of this development adjacent to this precious water source?

**WASTE WATER - SEWAGE:**

BJWSA Waste Water Treatment Plant locations: (Best available graphic from BJWSA)



The PDD Master Plan (page 8 of 39) or (8 of 174) states that the sewage will be pumped to the Cherry Point Waste Water Plant which currently supports 5.5 (MGD) (Million Gallons per Day) through an existing 8 inch force main wastewater pipe (not gravity). Will the existing pipe provide enough capacity? At what percentage of capacity is this target treatment plant?

#### **HISTORICAL:**

- 1- The property to the east of the development currently consists of mostly Horry family descendants. The property for the BJWSA Water plant to the east of the property was provided from the Horry family around 1963. Arguably, all of the development in the tidal Jasper and Beaufort county was enabled by this land transfer. The resultant growth in the area is directly related to this government procurement of private land. The current day punishment for the creation of this water facility will be the significant reduction in the quality of life for the Horry decedents that live next door to this development.

#### **OTHER DEVELOPMENT:**

- 1- The CenterPoint PDD (Tax Map Numbers 081-00-03-030 and 081-00-03-031) (Friends Lane and Hwy 170 near Catholic Church) has a planned housing development of 1,227 units (not to exceed 1,768). I have not yet seen the Traffic Analysis yet for this PDD, but since this is slightly larger in size than Chelsea South, I would assume the traffic impact would also be slightly larger. This seems to be a massive increase in the traffic density, schooling, water, sewage, runoff that is exactly on the edge of the Jasper County. A significant impact to adjacent Beaufort County and the ONLY traffic artery between Beaufort and Bluffton.
- 2- The Bailey Park Planned Development District (Tax Map Number 081-00-04-007 and 081-00-04-008) (Adjacent to Webster's Marine) has a 26 acre planned housing development of 233 units and 65,820 sq ft (1.5 acres) of Commercial use. Two tracts of land are proposed with Mixed Use Commercial (6 acres), Community Commercial, Multi-Family Residential, Single-Family Residential Attached and Single-Family Residential Detached. Approved Commercial land usage specifically include mini-warehouse facilities and Outdoor go-cart racing. There is currently an issue on Hilton Head Island with go-cart tracks.
- 3- Are there other PDDs currently approved for the Hwy 170 corridor that I have not found?
- 4- There will soon be 3 separate and non-coordinated traffic plans provided for the 3 PDDs under consideration. Would it be wise to coordinate with Beaufort County a Hwy 170 impact study to plan growth instead of reactionarily responding to growth?
- 5- Since this PDD, and the other 2 PDDs border Beaufort County, has this Traffic Analysis been coordinated with them? There is only ONE corridor possible between Beaufort and Bluffton and the traffic on it should be managed carefully.

**FUTURE DEVELOPMENT:**

- 1- The Chelsea South Development Agreement (05162022) defines on page 3:  
"Additional Tract" shall mean the real property consisting of approximately 2,673.42 acres, which is legally described on Exhibit A-2 attached hereto..."

Then, on page 8, item B. Additional Tract

"At such time as ... Owner and County will work together to ... add ... the additional tract ... or ... develop a separate PDD governing the development of the Additional Tract"  
It appears that much, much more development is anticipated !!

**BEST OUTCOME:**

Our hope for the best outcome of future growth along Snake Road would be to "thoughtfully" match the "existing landscape" by keeping the lot sizes large, single-family residences and a rural and quiet environment. Currently, there are many houses under construction in this area that meet this criterion. It would be unfortunate if future homeowners and new construction starts in this county slowed because they worried that sprawl would become their new neighbor in the future.

Thank you for considering my concerns about this project and the others in the near area. If I have surfaced unanswered questions and concerns with the project, I would appreciate them being addressed. I would also appreciate this being considered Reading #1 of this proposal.

Respectfully,

Randy and Jan (Horry) Schonhoff

Homeowners and land-owners immediately across from the planned development.

**May 16, 2022**

**Ms. Lisa Wagner:**

**I am writing this letter to make you, the Planning Commission and members of Jasper County Council aware of my concerns with the Chelsea South Development. I am one of the blessed ones because I have been fortunate enough to grow up in the Chechessee area of Beaufort County and own property along Highway 170/Okatie Highway. This area has changed drastically since my childhood years. The development of this property as outlined in your development agreement would have detrimental impacts to our community.**

**When reviewing the documents I was extremely disappointed that Jasper County would even consider routing additional traffic onto Snake Road. For those of us traveling that road, this would be a nightmare. Has there been research completed to identify the number of traffic accidents and fatalities that have occurred on Snake Road? I know many individuals who have been involved in traffic accidents on Snake Road--- myself included as well as my mother. My mother was very fortunate but the individual who collided with her was not. She died at the scene. I have also lost a cousin as the result of an accident on that road and I am aware of many others who have lost their lives.**

**The proposed traffic impacts to an already overcrowded and heavily traveled Highway 170/Okatie Highway would also be horrific. This is the main thoroughfare between Beaufort and Bluffton/Hilton Head and it is already overburdened with traffic.**

**Additionally, I am concerned about the environmental impacts to an already fragile area. We must protect the water quality in the Chechessee River watershed. Organizations such as The Port Royal Sound Foundation have been established and recognize the importance of protecting our local waterways and the environment.**

**Who benefits from this overdevelopment? Who --other than the developers, property owners of Chelsea, and members of this council -- thinks this is a good idea? For those of us who actually reside here and own property, I have not spoken with one person who is excited about this development.**

**Overdevelopment is destroying the South Carolina Lowcountry. When is enough ENOUGH?**

**Connie Horry Horton  
336 Okatie Highway  
Okatie, SC 29909**

**May, 16, 2022**

**To: Lisa Wagner, Jasper County Planning Director  
Jasper County County Council**

**My name is Ann Horry and I own property in Beaufort County on Snake Road directly across from the proposed Chelsea South Development. One entrance, Middleton Creek Road (incorrectly named on your map as Marion Horry Lane), is directly across from one of the proposed entrances/exits on Snake Road. The other entrance to my property is Walnut Hill Road which is already dangerous due to a curve on Snake Road just before the entrance. Can you imagine how much more dangerous this could be to enter/exit Walnut Hill Road and Middleton Creek Road if entrances to Chelsea South are added on Snake Road, much less three entrances??? Add to that the number of construction vehicles, cement trucks, waste management trucks, landscapers, utility trucks, PLUS all the new homeowners which are proposed to make approximately 15,000 daily car trips in and out of the development. How can you consider adding all of that to the already heavily travelled and dangerous road that connects Beaufort and Jasper Counties?**

**I am opposed to the density of this development and its impact on our infrastructure, traffic, waste management, ecosystem and rivers.**

**As a property owner that will be directly affected by this development I was not notified and neither were any of the other property owners adjacent to me in Beaufort County. There are 14 property owners all in Beaufort County exiting and entering Walnut Hill and Middleton Creek Roads directly onto Snake Road and across from the proposed main entrance to Chelsea South Development. We should have been notified prior to the first reading.**

**Snake Road is already one of the most dangerous and travelled roads in Jasper County. With three entrances/exits proposed, will the road have to be widened? If so, where will the property come from? Not from me. Why should I have to give up my property so others can monetarily benefit?? I would like my grandchildren to have the opportunity to build on family property. My family(the Fripps and Horrys) have already been forced to give up too much family property to the Beaufort-Jasper Water and Sewer Authority. This**

**property has been in the Fripp/Horry family for over 150 years.**

**The only people in favor of this development are the developers and Jasper County Council. None of these individuals will be directly affected by this development. The developers come in, make their money, and most often go back to their homes and neighborhoods in other counties and states.**

**I ask the Planning Commission and Jasper County County Council to reconsider this project.**

**Thank you,  
Ann Horry  
annhorry@centurylink.net  
(843) 521-6498**

**Lisa Wagner**

---

**From:** savannah pender <savannahpender@gmail.com>  
**Sent:** Monday, May 16, 2022 11:21 AM  
**To:** Lisa Wagner  
**Subject:** Concern about Chelsea development

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

My name is Vette Hubbard, I've lived in Chechessaw over 50 years. I'm writing this email in regards to the Chelsea South development plan.

I've experienced first hand development of all forms.

I remember as a girl riding my horse from Grahmville - through golf course road - through Chelsea Plantation -to my Grandma's house, where the once pasture I kept my horse in is now a part of the Beaufort Jasper Water Plant.

I remember when Spring Island was owned by just one man & when Hilton Head was only one road.

I'm aware development is bound to happen.....  
But really? Where do you stop?

How much more traffic can we take? I understand this development is bringing in 15,000 more cars. What about hurricane evacuations?

Is there even enough schools and hospitals to take care of all the people?

Landfills are already too close to our feeder creeks- will it become a thing of the past to be able to eat the fish & shrimp in our waters?

Will we no longer be known for our beautiful wildlife- but instead destroy their habitat for the sake of money?

We have been blessed to live in one of the most beautiful places in the world. Tourists don't travel here to see a football game and go to a shopping mall.  
If this goes through- we will be no different than the crowded/polluted cities most people have moved here to get away from- with the sole reason of being able to experience the Lowcountry lifestyle & the serenity a small town brings.  
Please rethink this development.

Sincerely,  
Vette Hubbard



## Lisa Wagner

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**From:** Lynne Horry <lynnehorry@yahoo.com>  
**Sent:** Monday, May 16, 2022 11:21 AM  
**To:** Lisa Wagner  
**Subject:** Chelsea South Planned Development Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Ms. Wagner,

I called and left you a message on your answering machine and decided to reach out to you by email since we didnt get to talk. I am a resident of the community that will be impacted by the proposal of the development of "Chelsea South". I live one road down from the Beaufort/Jasper Water Treatment Plant, just off of Hwy 170. My husband and I are very concerned as are many people in this immediate area. If you travel regularly on Hwy 170 you probably have experienced the high usage of this road. It is very difficult to get on and off of my road daily just with the growth of our community since Hwy 170 was widened. I cant imagine what it will be like to add an additional 15,000 daily car trips to this number of car trips already using this Hwy. Let alone what will happen on Snake Rd. with three additional entrances being added. There are already so many accidents occurring with injuries and deaths regularly on that road.

We understand that growth in our community can be a good thing for many reasons but only if the proper studies have been done, the proper amount of infrastructure has been planned and the planning of maintaining of the roads have been funded.

I know I am probably not telling you or the planning board anything you haven't already been told but I feel like I would be remiss if I didn't state my concerns. I hope you will consider ours and the other who live, play and work in this community. It is a well loved and cherished place!

Sincerely, Lynne and Malcolm Horry

**Lisa Wagner**

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**From:** Peter Veneto <pjveneto@yahoo.com>  
**Sent:** Monday, May 16, 2022 11:31 AM  
**To:** Lisa Wagner  
**Subject:** Snake Rd development

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The term NIMBY certainly applies here since this will be in the backyards of everyone living off of Snake Rd including the Chechessee and Callwassie/Spring Island community's. Not sure if there was a thought process of access and egress on a two lane well travelled road PLUS all the bldg. trucks speeding down 170 to turn into the development. The adage: "if you build it they will come" certainly applies here as well. Since this is probably a forgone conclusion just remember; infrastructure first then build. You folks in Ridgeland won't be affected anywhere near as much as us so why should you worry about it - just sit back and collect the fees and taxes. This is just stupid and I'll thought out.

Peter Veneto  
Chechessee Rd  
pjveneto@yahoo.com  
843-987-3696

## Wanda Simmons

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**From:** Arlene Flick <arlene.flick@yahoo.com>  
**Sent:** Monday, May 16, 2022 10:30 AM  
**To:** Comments  
**Subject:** Say No to Chelsea Plantation!

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

**Categories:** Public Comments for Current Mtg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please save this gorgeous and important tract of land. With 131 acres of wetlands, we need to NOT build 438 homes and 469 multi-family units AND 384,00 sq ft of mixed-use space. By allowing this, you are ruining what is left of this beautiful and pristine watershed area. Enough is enough! Once you allow this, you ruin the future of our waterways, create even MORE traffic, and affect our wildlife. Be a hero and save what is left to be saved. Say NO TO DEVELOPMENT!

Arlene and Bob Flick  
Spring Island

\*As a side note, we left Palmetto Bluff after ten years because of the over-development they are doing on that gorgeous land. We lived next to the McClures and we saw how they built a large home on a smaller parcel on the May River for speculation purposes. I fear they will do the same without any regard to the environment. We have watched the traffic increase on May River Road and 278 and the increase of accidents daily. We see the traffic increase already on 170 and it will only get worse if this is allowed.

**PLEASE VOTE NO!**

**Lisa Wagner**

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**From:** Phyllis Horry <wwhorry@embarqmail.com>  
**Sent:** Monday, May 16, 2022 12:13 PM  
**To:** Lisa Wagner  
**Subject:** Chelsea South PDD

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a Beaufort County property owner across the road from the referenced tract. My property is on the marsh at the end of Middleton Creek Road which is erroneously referred to and labeled in much of the documentation for this application as "Marion Horry Lane." This is their #1 planned ingress/egress point for this PDD. Middle Creek Road is privately owned and is not county maintained. As one of the four households accessed by this road, I object to having the access to this PDD directly across from the ingress/egress to my property. The following is a few of the many concerns I have if Jasper County approves this PDD as presented.

(1) Density. Four single family homes per acre? That is locating a two plus bedroom home on 1/4th of an acre - hardly room left for a yard. And 16 units per acre for multi-family units. May be fine for a city, but this is not a city. Over the years, I have watched Hilton Head Island, Bluffton, Callawassee and Spring Islands, Sun City, and the areas surrounding them be developed. All of this has resulted in heavy traffic on roads not designed to accommodate it. It is my hope that the density for this tract be reduced.

(2) Increase in traffic which is already an issue. The need for enlarging and/or redirecting Snake Road as recommended in their traffic study. This will make it necessary to acquire land for such Improvements (?). Hopefully, neither Jasper County nor the State has any designs on lands on the Beaufort County side of Snake Road. If this application for a change in the land use for this tract is approved by Jasper County, it is hoped that is made with the understanding that any land acquired for any infrastructure necessary comes from the owner/developer of the tract and not from any property owners on the Beaufort County side of Snake Road.

(3) Excess water from the paving and hardscape of the project. As their studies have indicated, the excess water will drain to the east. My property is located east of this tract. When BJWSA paved most of their parking lot a while back, the water from that paving increased the amount of water coming across my property headed to the marsh. Also, the amount of water, containing unknown pollutants, that would eventually find its way into BJWSA's water canal cannot be determined with any certainty.

(4) Commercial Area planned within the PDD. Are there not enough gas stations, grocery stores, restaurants, etc. already within an eight- to ten-mile radius of this tract. It appears that instead of a residential tract is being established, a small town is being planned.

These are just a few of my concerns regarding this application. My hope is that the Planning Commission carefully weighs the ramifications of this requested change in the zoning of this tract.

With regards,  
Phyllis T Horry  
50 Middleton Creek Road  
Okatie, SC 29909

May 16, 2022

Dear Council Members,

I am a resident of Beaufort County and reside on Hwy 170 approximately two miles from the intersection of Hwy 170 and Snake Road. Additionally, my family has property on Snake Road across from the proposed entrance to the Chelsea South Proposed Development.

I am opposed to the density of this development. You may raise the question as to why a Beaufort County resident objects to the development as planned. The simple answer is that it will significantly impact my daily life as it relates to infrastructure, traffic management, waste, and our environment.

The addition of thousands of extra vehicles on the road each day will add additional travel times and congestion. At present, Snake Road and the intersection of Snake Road and Hwy 170 can not support this additional traffic. If road widening is required, I object any government agency from taking land from the property owners near the Beaufort Jasper Water Authority and Middleton Creek and Walnut Hill Rd.

I anticipate that several of the residents of this planned development will have boats. These additional boaters will further congest both the Chechessee River Boat Landing and the Bolan Hall Boat Landing. Additionally, more boaters will generate more waste in our rivers. I know that Mr. Sauls, a member of your council, enjoys our rivers and I ask that he strongly consider the impact that this development will have on our rivers that we both enjoy so much.

The additional waste generated from this development will most likely end up at the Hickory Hill landfill. At present, runoff from that landfill has already impacted our creeks and rivers. That is evidenced by the numerous oyster beds that are no longer available to recreational fishermen because of the pollution. Also, the addition of garbage trucks on our roads will only lead to more trash on the side of our roads. I often conduct business in Ridgeland and it is an eye sore for me to look at the sloppiness on the part of these waste disposal operators that allow trash to blow out of their trucks, leaving trash scattered on the side of our roads.

All of the reasons listed above affect the environment that I have appreciated my entire life. I believe that I am so blessed to live in the most beautiful place on earth. I respectfully ask that each council member reflect on how this development will impact them personally. Is it worth the additional tax dollars to interrupt your daily life that you have enjoyed in the nice rural areas of Jasper? Perhaps you live in the county far enough away from the proposed development that it doesn't concern you? I will say again, it really concerns me. Please consider that.

**I thank the council members for hearing my opinion.**

**Sincerely,**

**Paul T. Horry, Jr.**

**358 Okatie Hwy**

**Okatie, SC 29909**



Jasper County Council  
ATTN: Lisa Wagner  
258 Third Ave  
Ridgeland, SC

May 16, 2022

Chairwoman Clark and Jasper County Council,

Please accept the following comments from the Open Land Trust on agenda items **XI: C and D Public Hearing for Planned Development District** for 291 acres on TMS number 081-00-02-008 along Snake Road and **Development Agreement** for Chelsea Plantation LLC.

The Open Land Trust works with landowners and community members to protect land in seven counties across the South Carolina Lowcountry including right here in Jasper County. We are a proud member of this community and look forward to working even more in Jasper County as a partner in protecting the natural resources that we all love.

The property discussed tonight for a planned development and development agreement is in the heart of the Port Royal Sound. In 2019, a group of partners including the Open Land Trust, Nature Conservancy, USC-B, DNR, NOAA and others came together to focus on the Port Royal Sound and map the most critical properties in the watershed. The Port Royal Sound Region as defined by our prioritization map includes land in four counties (43% Beaufort, 26% Hampton, 23% Jasper, and 8% Allendale) and over 1 million acres of land and 2,162 miles of shoreline. Nearly 75% of the watershed is dominated by forest, wetlands, or open water. Growth within the watershed affects the whole system and therefore conservation within the watershed can benefit the whole system as well. The Broad River Corridor – land from 170 to Ridgeland – lit up as critical to protect the water quality in Port Royal Sound. This model studied proximity to streams and wetlands, soil characteristics such as erodibility and infiltration rates, and stormwater runoff potential. The wetlands in and around this area feed the freshwater inputs into the Port Royal Sound and support priority wildlife and plant species across the region.

Further, this Chelsea Property is a small piece of a larger property and group of properties that collectively determine the water quality of the Euhaw Creek, Hazzard Creek and the Broad River for generations. If developed poorly, regional water quality will suffer. Therefore, rezonings should not be taken lightly, or done in a piecemeal fashion without a thoughtful analysis of the regional impact. By pausing this rezoning request this evening, you would afford Jasper County citizens and staff the opportunity to do two things – assess if and how this type of development fits into the county operations and form a landowner task force to determine the right places for development and for conservation in this larger, critical important Broad River corridor from Highway 170 to Ridgeland.

The first opportunity is to complete a fiscal analysis of if and how this development pays for itself. Doing so would help achieve the goals of the comprehensive plan. Repeatedly in the 2018 Jasper Journey Comprehensive Plan, the costs of residential development are discussed, and it is recommended to study how those new county operation and infrastructure costs are covered by new fees and taxes – or not. This includes looking at how residential development does or does not pay for itself when considering ambulance trips, fire protection, infrastructure congestion, safety, and taxes. The recommendations of the Land Use chapter in the comprehensive plan calls for “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”. This recommendation addresses both the economic impacts of new development and the natural resources protected along the way. This broad river corridor is described in the future land use map as an area for “Resource Conservation” and “Rural Conservation”; neither is achieved by this rezoning. Further, the plan’s goals to create conservation corridors supports the need to pause this rezoning and consider the regional impact.

The second opportunity is to form a landowner task force. The Open Land Trust works as part of two successful landowner task forces in the ACE Basin and Savannah River Area. We serve on these groups alongside state agencies like DNR, landowners, and community leaders. To date, over 315,000 acres are protected in the ACE Basin, public hunting and fishing opportunities abound and the region is sought after nationally. In the Savannah River Preserve, over 250,000 acres have been protected – therefore protecting our drinking water. Collectively, these efforts support our landowners, sustain agriculture and forestry industry and attract land conservation dollars in the millions. We have the opportunity to do meaningful land conservation at home right here. In 2020 and 2021, a partner organization – the Open Space Institute – worked with a local landowner to purchase property, now 5,000 acres known as “Slater”, and this will become the newest state Wildlife Management Area for local residents in a short while. This land conservation opportunity attracted one of the largest federal grants from the Forest Legacy Program that South Carolina has ever received, it can be a catalyst for more thoughtful land conservation that will benefit landowners, the public, and of course critical species like the Gopher Tortoise. Moving forward with piecemeal rezonings will be in direct conflict with this regional conservation effort and limit the success that we can collectively share. A landowner task force could make recommendations to where conservation is best suited and where development is best suited, so these opportunities are not lost, and so success builds upon success. We have a generational opportunity to do this because so many properties are still held by the long-time family landowner who has so much history and love for the land and this community. This is in sharp contrast to parts of Beaufort and Charleston where family landowners have passed their land to younger generations who may not share the land ethic and love that this community is built on, or worse, sold it to national homebuilders who market Jasper County the same way they market suburban Atlanta. We can hold onto what makes us special by working together at the landowner level and we hope you will empower us all to do just that.

In the Lowcountry of South Carolina, water and land are interconnected; water quality depends upon the surrounding land uses and development patterns. To protect water quality, we must double-down on land protection and protect the most strategic parcels. Land conservation provides for healthy fisheries, supports military readiness; both are pillars of our regional economy. In addition, land conservation supports tourism and quality of life by protecting the Lowcountry’s aesthetics and historic sense of place and further cementing the connection between people and place.

We’d ask that you study the fiscal impact and comprehensive plan recommendations of this specific request and form a landowner task force to provide recommendations on the entire Broad River corridor. By pausing this rezoning tonight, you are not saying no to development but rather saying yes



to the opportunities that major investments in land conservation, healthy water quality and thoughtful development can bring to Jasper County for generations.

Thank you for the opportunity to provide comments this evening.

Respectfully,

Kate Schaefer  
Director of Land Protection  
Open Land Trust



## Jasper County Planning and Building Services

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

Lisa Wagner, CFM  
Director of Planning and Building Services  
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### Jasper County Council Staff Report

<b>Meeting Date:</b>	May 16, 2022
<b>Project:</b>	Zoning Map Amendment – General Commercial
<b>Applicant:</b>	HCP Partners, LLC
<b>Tax Map Number:</b>	040-00-02-008
<b>Submitted For:</b>	Public Hearing and 2 <sup>nd</sup> Reading
<b>Recommendation:</b>	Planning Commission reviewed this application at their April 12, 2022 Meeting and recommended approval of General Commercial

**Description:** The subject property consists of 28.5 acres and is located at 11964 Speedway Boulevard. The Applicant has requested a Zoning Map Amendment to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial (CC) and Rural Preservation (RP). The applicant would like to develop a warehousing and transportation (distribution) establishment at this location. The property is vacant and undeveloped.

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

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.
- **Adjacent Zoning:** The adjacent parcels are zoned Community Commercial, Rural Preservation, Residential, and is also located adjacent to the Hardeeville city limits.
- **Adjacent Land Use:** Adjacent land uses are commercial and vacant. An RV Park is being developed to the rear of the site through the City of Hardeeville.

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

**Planning Commission Recommendation:** Planning Commission recommends approval of the request to have the property designated as General Commercial.

**Attachments:**

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



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### Jasper County Council Staff Report

<b>Meeting Date:</b>	May 16, 2022
<b>Project:</b>	Zoning Map Amendment – Community Commercial
<b>Applicant:</b>	A & W Made 4, LLC
<b>Tax Map Number:</b>	029-39-07-014 and 029-39-07-015
<b>Submitted For:</b>	Public Hearing and 2 <sup>nd</sup> Reading
<b>Recommendation:</b>	Planning Commission reviewed this application at their April 12, 2022 Meeting and recommended approval of Community Commercial

**Description:** The subject properties consist of 0.06 and .11 acres and are both located along Church Road. The Applicant has requested a Zoning Map Amendment to have the properties designated as Community Commercial (CC). Both properties are currently zoned Residential and are undeveloped. The applicant would like to have the properties re-zoned to Community Commercial to allow a restaurant for takeout only.

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

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.
- **Adjacent Zoning:** The adjacent parcels are zoned Residential. The city limits of Hardeeville are nearby, but not contiguous to the subject property.
- **Adjacent Land Use:** Adjacent land uses are Residential with some commercial nearby.
- **Traffic and Access:** The subject properties are accessed by an unnamed, county maintained dirt road.

**Planning Commission Recommendation:** Planning Commission recommends approval of the request to have the property designated as Community Commercial.

**Attachments:**

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