



Jasper County Planning Department

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

Jasper County Planning Commission

AGENDA

March 11, 2025

4:00 PM

**Clementa C. Pinckney Government Building
Council Chambers**

**Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: February 11, 2025**

New Business:

A. Road Name Petition – Next Chapter Neighborhood

Discussion:

- A. Discussion of Road Naming Ordinance
- B. 2024 Annual Reports
- C. Open Discussion

Adjourn



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Lisa Wagner, CFM
Director of Planning and Building Services
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Planning Commission Staff Report

Meeting Date:	March 11, 2025
Project:	Road Name Petition
Applicant:	Next Chapter Neighborhoods
Road Names Proposed:	Foxtail Drive; Pickerel Loop; Sharpnose Loop; Leatherback Lane; Redhorse Court; Redwolf Road; Pompano Way; Sturgeon Road; Right Whale Lane
Submitted For:	Action

Description: Next Chapter Neighborhoods is developing a rental community which will be named Foxtail Commons. As part of their development nine (9) roads will be constructed to serve the community. The road names that were chosen has been properly submitted to the GIS Coordinator who determined there are not any conflicts with any other road names. All nine (9) roads will be privately maintained. The subject roads will provide access to 270 single-family units. In accordance with the Jasper County Road Naming Ordinance, all new roads shall be approved by the Planning Commission.

Analysis: In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name*:

- No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
- The name of any new road shall not be duplicated or be confusingly similar to any other road name already existing in Jasper County.
- All proposed street names shall be submitted to the Jasper County Emergency Services Department and the DSR for recommendation to the Planning Commission for approval.
- The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the County at

the request of the citizens who own property adjacent to the road. Such road must serve three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two (2) or more recommendations of name, the Planning Commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the County for maintenance and other purposes.

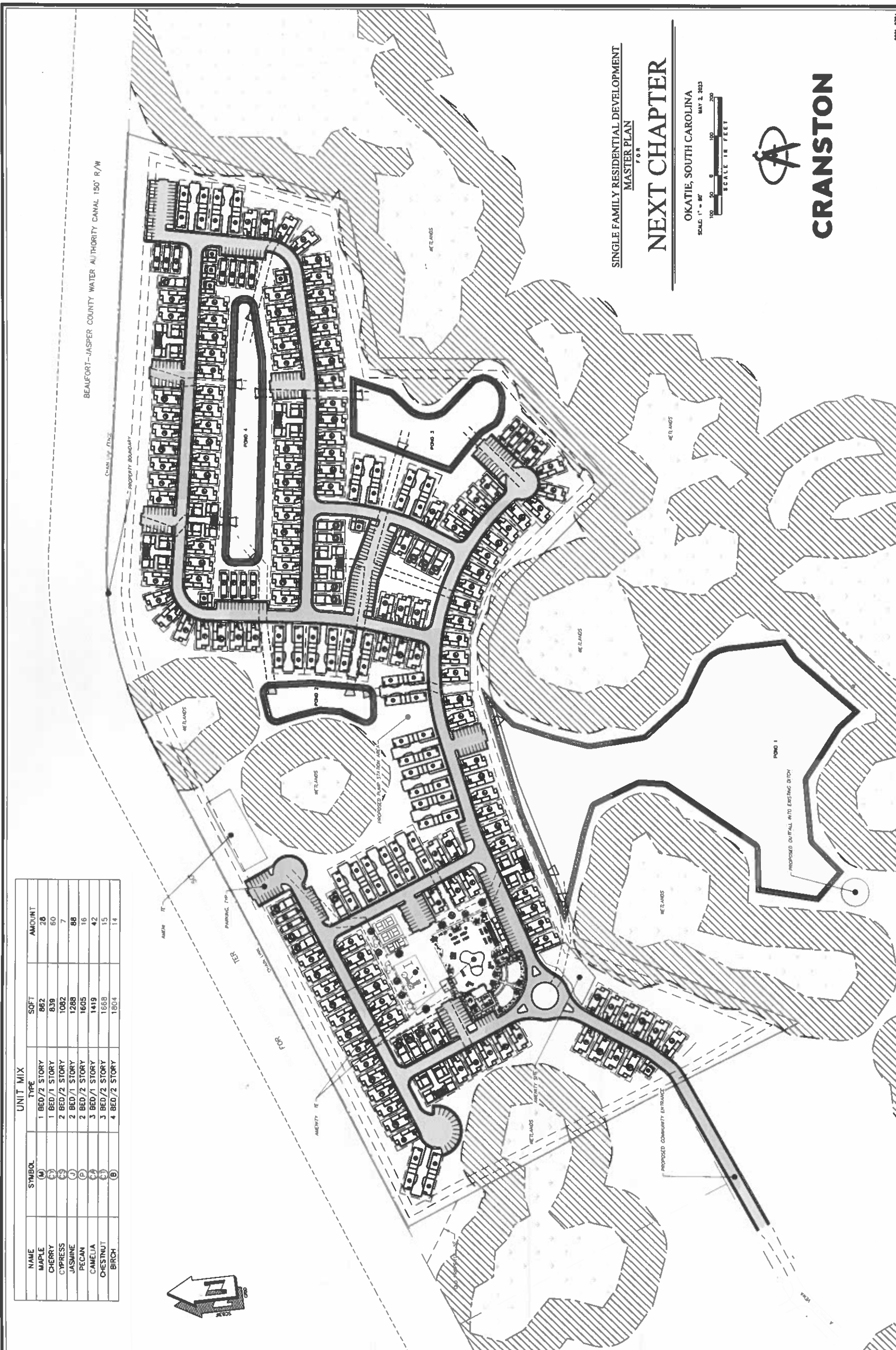
Staff Findings: Staff recommends approval of all nine (9) road names as they will serve 270 single family residents in the near future.

Attachments:

1. Aerial Map showing the roads and each road name
2. Master Plan Map for Next Chapter Neighborhood (Foxtail Commons) approved by the Planning Commission on June 20, 2023.



UNIT MIX				
NAME	SYMBOL	TYPE	SOFT	AMOUNT
MAPLE	(M)	1 BED/2 STORY	862	28
CHERRY	(C)	1 BED/1 STORY	838	50
CYPRESS	(Y)	2 BED/2 STORY	1082	7
JASMINE	(J)	2 BED/1 STORY	1268	88
PECAN	(P)	2 BED/2 STORY	1605	16
CAMELIA	(CA)	3 BED/1 STORY	1419	42
CHESTNUT	(CH)	3 BED/2 STORY	1668	15
BIRCH	(B)	4 BED/2 STORY	1804	14



SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 MASTER PLAN
 FOR
NEXT CHAPTER

OKATIE, SOUTH CAROLINA
 MAY 2, 2023
 SCALE: 1" = 80'
 SCALE: 1/8" = 10'



SC CODE OF LAW:

SECTION 6-29-1200. Approval of street names required; violation is a misdemeanor; changing street name.

(A) A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.

(B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:

(1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

(2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or

(3) upon any other good and just reason that may appear to the commission.

(C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.

HISTORY: 1994 Act No. 355, Section 1; 1997 Act No. 34, Section 1.

SECTION 6-29-1210.Land development plan not required to execute a deed.

Under this chapter, the submission of a land development plan or land use plan is not a prerequisite and must not be required before the execution of a deed transferring undeveloped real property. A local governmental entity may still require the grantee to file a plat at the time the deed is recorded.

HISTORY: 2016 Act No. 144 (H.3972), Section 1, eff March 14, 2016.

ARTICLE III. - NAMING AND ADDRESSING OF ROADS

Sec. 25-121. - Title.

This article shall be known and may be cited as the "Road Naming and Addressing Ordinance" for the county.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-122. - Purpose and intent.

The purpose and intent of this article is to provide a uniform system of naming all roads within the county and assigning addresses for all properties and buildings throughout the county in order to facilitate the provision of adequate public safety and emergency response service and to minimize difficulty in locating properties and buildings for public service agencies and the general public.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-123. - Definitions.

(a) *Rules for construction of language.*

- (1) The particular shall control the general.
- (2) In the case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.
- (3) The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
- (4) The word "building" or "structure" includes any part thereof.
- (5) Words used in the present tense shall include the future, and words used in the singular shall include the plural, and the plural the singular, unless context clearly indicates the contrary.
- (6) All public officials, bodies, and agencies to which the reference is made are those of the county unless otherwise indicated.
- (7) The word "county" or "Jasper County" shall mean the area of jurisdiction of Jasper County, South Carolina, excluding all incorporated municipalities, except where specifically included within the context of this article.

- (b) *Specific definitions.* The following words and phrases when used in this article shall have the meanings respectively ascribed to them in this section.

Address program administrator: That official of the county charged with the administration of this article, including his/her representative. The address program administrator may be the 911 administrator for the county.

Building: A structure having a roof supported by columns or walls for the shelter of persons, for residential, institutional, business or other use. When separated by division walls from the ground up without openings, each such enclosure may be deemed a separate building.

Concurrence: The county planning commission shall have the right to disapprove any action of the address program administrator by majority vote. If the planning commission shall fail to act within two regular meetings after the action of the address program administrator, the planning commission shall be deemed to have concurred.

Driveways: A private way, beginning at the property line of a lot abutting a public road, private road, easement or private right-of-way, giving access from the public road, private road, easement or private right-of-way, and leading to a building, lot or physical location, and as further defined in article II of this chapter.

Property owner: The legal or beneficial owner or owners of all the land proposed to be included in a development, or identified as a parcel. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a "property owner" for the purposes of this article.

Road address: The combination of numbers and road names assigned under the terms of this article which identifies a particular building, lot or other physical location.

Road: As defined in section 25-41 of this chapter, the terms road, highway, street, avenue and the like shall be interchangeable as designators of vehicular by-ways providing access to individual parcels of property, and that pedestrian facilities, bridges, tunnels, viaducts, drainage structures and other appurtenances commonly considered as a component part of a road shall also be included in the definition of the term. A "road" shall be the physical embodiment of such a by-way irrespective of prior platting or planning.

- (1) *County road:* Any road currently maintained under the county road maintenance system, and any new road to be constructed within the jurisdiction of the county, and dedicated for maintenance to the county, which is in excess of 100 feet in length and accesses, or presupposes to access, two or more parcels of land under different ownership, unless such road is a part of the state, or federal system of highways or, by definition, a private road.

The master of list of county roads as maintained by the department of public works, and the mapping of said roads compiled by the Lowcountry Council of Governments at the direction of the county and dated June 1, 1998, are made part of this article as though copied herein. Any revision to the list or the map also shall be incorporated herein and made a part of this article.

- (2) *Private road:* No road shall be designated as a private road, unless:

In a new development, such proposed road is defined as such by action of the county planning commission upon its satisfaction as to the construction and perpetual maintenance of such road; or

- a. All the owners of a property accessed by such road agree to sign an instrument and plat to be recorded in the clerk of courts' office for the county which waives county responsibility for the maintenance of such road; or
- b. The road exists prior to June 1, 1998, and accesses two or more parcels of land under different ownership, but is not in the county, state or federal road maintenance system. This type of private road shall not suffice as approved access for further subdivision of land.
- c. Any road existing prior to June 1, 1998, and accessing less than two parcels of land, and which is not in the county, state or federal road maintenance system, is considered a driveway under the provisions of this article and shall not be considered for maintenance under the terms hereof, nor shall such driveway suffice as approved access for further subdivision of land.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-124. - Administration and application.

The address program administrator shall be responsible for the interpretation and administration of this article, to include:

- (1) Compiling a data base of road names for every road in the county.
 - a. For roads within municipalities, the address program administrator shall catalogue existing road names to insure that potential conflict does not exist with any other existing road name, either within any municipality or within the unincorporated area.
 - b. In the event that conflict is discovered in a road name, the address program administrator shall request a meeting of the units of local government involved to prepare a recommendation to be offered to the planning commission having jurisdiction to effect a change in the road name. In the event of a change falling to the county, the process shall be stipulated in section 25-127 of this article.
 - c. All roads to be named shall be in excess of 500 feet in length to avoid naming driveways.
- (2) Assigning all road addresses for properties and buildings within the unincorporated area of the county and those municipalities which may elect to have addressing assigned by the county within their jurisdictions. In any event, the address program administrator shall compile a data base of all road addresses within the county, to include all municipalities.
- (3) Recommending change of existing address when necessary to facilitate sequential house numbers.
- (4) Designating individual unit addresses with the multiple housing units or mobile home parks in conformity with the provisions of this article.
- (5) Performing such other tasks as may be necessary to administer the provisions of this article.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-125. - Existing road names.

The names of roads listed on the official county road map sheet as administered by the address program administrator that are located within the unincorporated areas of the county, whether public or private, shall not be changed by any method except those set forth in this article. A copy of this article and a list of road names shall be forwarded to the South Carolina Department of Transportation (SCDOT). The official county 911 road registry shall cross reference the old road names.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-126. - New road names.

- (a) No new public roads in the unincorporated area of the county shall be named without the approval of the planning commission upon the recommendation of the address program administrator.
- (b) No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- (c) The name of any new road, public or private, shall not duplicate or be confusingly similar to any other road name already existing under section 25-124 of this article. This subsection shall not apply to the extension of an existing road.
- (d) New subdivision roads, whether public or private, shall be named when created through the land

development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.

- (e) Developers establishing new public roads shall pay the county for the actual cost of purchasing and erecting street signs which meet the standards of the SCDOT.
- (f) Developers desiring to use any type of sign other than the style which meets the standards set forth by the SCDOT for a public road shall have the style and design approved by the planning commission upon recommendation from the address program administrator.
- (g) Developers and/or home owner's association shall maintain all street signs within their development.
- (h) The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the county at the request of the citizens who own property adjacent to the road. Such road must serve at least three households. The name of the private road shall be commonly known to the community. In the event that there are two or more recommendations of names, the planning commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the county for maintenance and other purposes.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-127. - Renaming roads.

Renaming roads may be initiated by three different methods:

- (1) Initiated by the county planning commission (S.C. Code 1976, § 6-29-1200(B));
- (2) Initiated by Jasper County Emergency Services, after providing signatures of at least 51 percent of the property owners with access or potential access to the road;
- (3) Public petition with signatures of at least 51 percent of the property owners with access or potential access to the road; persons desiring the name of a road be changed shall submit a petition to the address program administrator.

The address program administrator will make recommendations to the county planning commission on the requested road name change based upon the following:

- (1) In case of public petition, it shall be made on forms provided by the address program administrator.
- (2) In all cases the address program administrator shall review the requested road name change for compliance with the provisions of this article regarding road name change for compliance with the provisions of this article regarding road naming and shall not recommend any change which varies from the provisions herein.
- (3) In case of public petition and in the event the address program administrator recommends the request, and approval is made by the county planning commission, the petitioner(s) shall be required to pay the county for the costs of purchasing new signs and erecting them, including labor.

The planning commission shall, by proper certificate, approve and authorize changing the name of a street or road laid out within the county. The commission may, after reasonable (at least 14 days prior to the meeting whereat action on the request is contemplated) notice through a newspaper having general circulation, posting of the roadway and notice by mail of adjacent landowners; change the name of a street or road within the boundary of its territorial jurisdiction:

- (1) When there is a duplication of names or other conditions which tend to confuse the traveling public or

the delivery of mail, orders, or messages;

- (2) When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
- (3) Upon any other good and just reason that may appear to the commission.

Street names shall not duplicate or be confused with existing names. Names are subject to the sole approval of the planning commission to eliminate duplicate or confusing names.

On the name being changed, after reasonable opportunity for public input, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of mesne conveyance or clerk of court, and the name changed and certified is the legal name of the street or road.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-128. - Display of road address numbers.

Every owner of improved property shall purchase and display their officially assigned address numbers within 21 days after receiving notification of the proper number assignment so that they are clearly visible from the street or road on which the property fronts. The following criteria shall be used to properly display the number.

- (1) Address numbers must be a minimum of three inches in height for residential uses so as to be seen easily from the road.
- (2) Numbers for the multiple dwelling units and nonresidential buildings shall be at least at least six inches in height and shall be placed on the front of the building facing the road or on the end of the building nearest the road. Individual units shall be required to display unit numbers which are at least three inches in height on the front door or immediately adjacent to the door.
- (3) Address numbers must be set on a background of a contrasting color.
- (4) On a corner lot, the house number should face the street named in the address.
- (5) If a building is more than 50 feet from any road, the address number shall be displayed on a sign attached to a fence, gate, lawn stake, mailbox, etc., adjacent to and clearly visible from the road right-of-way.
- (6) Address numbers shall be plain block numeric numbers and not in alpha or cursive style print.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-129. - Types of numbers.

Two types of numbers are to be used under this article:

- (1) A primary number is to be assigned to each street frontage of each parcel of land, whether or not the parcel is occupied. The primary number is required to be posted only if the parcel of land is occupied by a dwelling unit or other structure, or is otherwise actively used and the owner, occupant, or person in charge is notified under section 25-125 of this article. Other primary numbers are reserved for future development of the numbered parcels and will be assigned at the time of improvement or development.
- (2) Secondary numbers may be used when a number of units, structures, and uses co-exist on the same parcel of land. Examples of parcels requiring secondary numbers include apartment projects, mobile home parks, office parks, planned unit developments, recreational vehicle parks, recreational areas,

shopping centers and other uses where the uses of secondary numbers would clarify the location of a unit or use for public safety purposes. To provide secondary numbers, the address program administrator shall work with the owner, manager, or person in charge of the project to determine a logical numbering system under the following guidelines:

Building on a single parcel with more than one and less than five units may be given either letter (preferred) or number designations as requested by the owner of the property.

- a. A single building on a single parcel of land with five or more units may be given numerical designations such as Suite #, Apartment # or similar designations, if so desired.
- b. Multiple buildings on the same parcel of land may be given secondary numbers consisting of number designations if the buildings are accessed from a main entrance to the project. Generally, the number designations should increase in a clockwise direction from the main entrance.
- c. Mobile home parks, recreational vehicle parks and similar uses shall be given letter designations for lots or sections and number designations for individual lots or sites.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-130. - Exempt and excluded structures.

The intent of this section is to exclude from this article those structures that do not present a significant danger to human life if destroyed by fire or other events. The following structures shall be excluded from the provisions of this article:

- (1) Agricultural buildings not requiring a separate mailing address such as a barn, poultry house, outbuilding or equipment storage buildings. Buildings used as dwelling unit, office or nominal work station of an employee shall not be exempt.
- (2) Storage and accessory buildings for the use of the occupant of another building on the property. Buildings used as dwelling units, office or the nominal work station of an employee, or those requiring a separate mailing address, shall not be exempt.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-131. - Collaboration with the post office.

The address program administrator shall act as a liaison with the United States Post Office with regard to the provision of the road addresses assigned. The post office may elect to use the addresses assigned as the official mailing address of the property within the county and advise newcomers to contact the address program administrator for the assignment of a mailing address.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-132. - Utility company compliance.

- (a) Following the adoption of this article, all utility services regulated by the South Carolina Public Service Commission or any utility cooperative service organization providing services in the unincorporated area of the county, shall withhold service from any building, dwelling, mobile home or other structure not exempt under this order until the owner or other requesting party has furnished the utility with a valid assigned number.

- (b) It shall be the responsibility of the address program administrator to notify each affected utility of each implemented area by issuing maps and lists of official numbers assigned each structure or use.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-133. - Implementation by the county departments.

Every department and official under the jurisdiction of the county council shall not render any non-emergency service until the occupant, owner or requesting individual has provided the department with a valid assigned number. Non-emergency service includes any service except law enforcement, fire, rescue or emergency medical service.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-134. - Enforcement.

Owners or occupants of buildings which are not in compliance with the provisions of this article shall be notified and required to meet the requirements herein within 60 days from the date of notification. A warning notice will be issued after the 60 days if the requirements have not been met. The owner or occupant who does not voluntarily comply with this article within 30 days after delivery of a warning notice by registered or certified mail shall be subject to criminal prosecution. Any person found violating a provision of this article shall be deemed guilty of a misdemeanor and shall be punished by a fine not exceeding \$500.00 or 30 days imprisonment or both; and if such violation continues, each day's violation shall be a separate offense. Violation of this article may also be enforced by seeking an order to compel compliance of civil remedies against the violator.

(Ord. No. 11-02, § 2, 1-18-11)

**Jasper County Planning and Zoning
Year End Report January - December 2024**

	Quantity	Fee Amount
Major Site Plan - Coastal Limo Flex Space, Red Oaks Plaza Lot 10, 12284 Speedway Blvd, Porsche Hilton Head, Fountain of Salvacion, Southeastern Hunting & Land Consultants, Next Chapter Neighborhoods, Spergl LLC Kennel, Barbara's Daycare, Cameron Bluffton LLC, Palmetto Electric - New River Phase I, Center Point Storage Phase II, Vitrine Dealership, Lot 6a Cherry Point Business Park	14	\$ 93,946.70
Minor Site Plan - May River Landscaping Services, 323 Event Center	2	\$ 1,226.50
Major Subdivision - Tillman Subdivision	1	\$ 2,400.00
Master Plan - Center Point Storage,	2	\$ 1,590.00
PDD Submittal - Jasper Telfair I, Daly Organics LLC	2	\$ 2,300.00
Exempt Plat Fees -	136	\$ 6,880.00
Tree Clearing -	13	\$ 1,200.00
Zoning Certificate -	180	\$ 9,000.00
Zoning Letter -	14	\$ 1,050.00
Zoning Map Amendment -	9	\$ 2,600.00
Variance -	0	\$ -
Zoning Permit -	278	\$ 35,175.00
Publication -	1	\$ 100.00
*Review Fee - Coastal Limo Flex Space, Red Oaks Plaza Lot 10, 12284 Speedway Blvd, Tillman Subdivision, Auto Nation Genesis, Porsche Hilton Head, Fountain of Salvacion, Jasper Telfair I, Southeastern Hunting & Land Consultants, May River Landscaping Services, Spergl LLC Kennel, Barbara's Daycare, Cameron Bluffton LLC, Palmetto Electric - New River Phase I, Daly Organics LLC, Center Point Storage Phase II, Vitrine Dealership, 323 Event Center, Lot 6A Cherry Point Business Park	19	\$ 117,500.00
*3% Site Inspection - Gillisonville Baptist Church, JPIL Campus Improvements, Refuel Yemassee, Lot 11 Cherry Point, Quality Beverage, Red Oaks Lot 10, JPIL Innovation Center & Fields, Porsche Hilton Head, CSP, 12284 Speedway Blvd, Next Chapter Neighborhoods	12	\$ 154,393.04
10% Site Restoration Guarantee - Lot 11 Cherry Point, Red Oaks Lot 10, JPIL Innovation Center & Fields, Stockfarm Plantation, 12284 Speedway Blvd	5	\$ 103,212.75

**A. Total Escrow Fees Collected for Consultant
(*3% Site Inspection Fees + *Review Fees) \$ 271,893.04**

B. 10% Site Restoration Guarantee \$ 103,212.75

C. All Other Fees (Admin Fees) \$ 157,468.20

REVENUE TOTAL (A+B+C) \$ 532,573.99

**Jasper County Building Permitting
Year End 2024**

New Single Family	Permits Issued	Category	Permit Fee	Reported Value
	36		\$ 107,725.00	\$ 14,013,455.00
Duplexes 12 Bldgs 24 Units	Permits Issued	Category	Permit Fee	Reported Value
	0		\$ -	\$ -
Quadplexes 8 Bldgs 32 Units	Permits Issued	Category	Permit Fee	Reported Value
	0		\$ -	\$ -
New Commercial	Permits Issued	Category	Permit Fee	Reported Value
	3		\$ 43,543.00	\$ 3,310,000.00
Existing Commercial Improvements	Permits Issued	Category	Permit Fee	Reported Value
	2	Upfit	\$ 13,374.00	\$ 897,000.00
	3	Mechanical	\$ 9,139.00	\$ 384,058.00
	1	Solar Panels	\$ 778.00	\$ 101,400.00
	0	Porch	\$ -	\$ -
	3	Shed	\$ 8,053.00	\$ 403,728.00
	0	Garage	\$ -	\$ -
	14	Renovation	\$ 43,236.00	\$ 2,449,655.00
	4	Addition	\$ 9,850.00	\$ 505,200.00
	1	Carport	\$ 125.00	\$ 5,000.00
	8	Repair	\$ 5,017.00	\$ 268,983.00
	19	Electrical	\$ 9,191.00	\$ 426,897.00
	2	Re-roof	\$ 3,161.00	\$ 124,358.00
	6	Cell Tower - Upgrade	\$ 8,505.00	\$ 731,051.00
	5	Fire Sprinkler	\$ 8,300.00	\$ 605,343.00
	4	Generator	\$ 4,771.50	\$ 59,997.00
	72	Total	\$ 123,500.50	\$ 6,962,670.00
Existing Residential Improvements	Permits Issued	Category	Permit Fee	Reported Value
	16	Remodel	\$ 6,315.00	\$ 411,878.00
	29	Shed	\$ 8,761.00	\$ 458,253.00
	0	Fence	\$ -	\$ -
	3	Porch	\$ 918.00	\$ 40,000.00
	1	MBH Storage	\$ 153.00	\$ 600.00
	6	Garage	\$ 4,593.00	\$ 378,813.00
	5	Pole Barn	\$ 1,580.00	\$ 99,500.00
	1	Carport	\$ 212.00	\$ 15,000.00
	16	Addition	\$ 10,466.00	\$ 863,111.00
	4	Alteration	\$ 2,840.00	\$ 170,000.00
	68	Repair	\$ 14,396.00	\$ 890,300.00
	72	Electrical	\$ 5,323.00	\$ 98,169.00
	6	Mechanical	\$ 918.00	\$ 44,527.00
	2	Gazebo	\$ 242.00	\$ 13,390.00
	0	Mailbox Kiosk	\$ -	\$ -
	7	Generator	\$ 1,343.00	\$ 80,630.00
	5	Solar Panels	\$ 4,221.00	\$ 328,643.00
	9	Pool	\$ 7,010.00	\$ 625,650.00
250	Total	\$ 69,291.00	\$ 4,518,464.00	

**Jasper County Building Permitting
Year End 2024**

Mobile Homes	Permits Issued	Category	Permit Fee	
	135		\$ 28,200.00	
Other	Permits Issued	Category	Permit Fee	Reported Value
	14	COC	\$ 700.00	\$ -
	7	Sign	\$ 3,830.00	\$ 47,700.00
	5	Certificate of Occupancy	\$ 300.00	\$ -
	21	Demolition	\$ 4,163.00	\$ -
	60	Re-Inspection	\$ 3,725.00	\$ -
	1	Development Agreement	\$ 4,236.17	Rivers Reach
	0	Reimburse	\$ -	\$ -
	0	Deposit Slips	\$ -	\$ -
	2	CC Processing Fees	\$ (660.90)	\$ -
	0	Bank Fees	\$ (65.14)	\$ -
	110	Total	\$ 16,228.13	\$ 47,700.00
	606	Grand Total	\$ 388,487.63	\$ 28,852,289.00

**Jasper County Building Department
Year End Summary 2024**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	36	\$ 107,725.00	\$ 14,013,455.00
Duplexes 12 Bldgs 24 Units	0	\$ -	\$ -
Quadplexes 8 Bldgs 32 Units	0	\$ -	\$ -
New Commercial	3	\$ 43,543.00	\$ 3,310,000.00
Commercial Improvements	72	\$ 123,500.50	\$ 6,962,670.00
Residential Improvements	250	\$ 69,291.00	\$ 4,518,464.00
Mobile Homes	135	\$ 28,200.00	\$ -
Other	110	\$ 16,228.13	\$ 47,700.00
Total	606	\$388,487.63	\$28,852,289.00

**Jasper County Building Department
Year End Summary 2021**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	51	\$ 133,676.29	\$ 15,960,597.50
New Multi Family	0	-	-
New Commercial	12	\$ 175,715.00	\$ 13,807,144.00
Commercial Improvements	59	\$ 62,711.33	\$ 3,937,851.00
Residential Improvements	290	\$ 65,796.30	\$ 4,596,781.60
Mobile Homes	96	\$ 9,600.00	
Total	508	\$ 447,498.92	\$ 38,302,374.10

**Jasper County Building Department
Year End Summary 2022**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	58	\$ 98,427.10	\$ 11,651,660.00
New Multi Family	8	\$ 62,400.98	\$ 8,996,139.00
New Commercial	2	\$ 4,285.00	\$ 189,000.00
Commercial Improvements	62	\$ 121,718.00	\$ 8,646,032.25
Residential Improvements	294	\$ 66,905.18	\$ 4,793,171.08
Mobile Homes	113	\$ 11,200.00	
Total	537	\$ 364,936.26	\$ 34,276,002.33

**Jasper County Building Department
Year End Summary 2023**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	75	\$ 174,301.50	\$ 20,509,622.00
New Multi Family	44	\$ 43,638.53	\$ 9,074,024.00
New Commercial	12	\$ 206,930.00	\$ 28,287,629.00
Commercial Improvements	40	\$ 59,805.00	\$ 2,664,459.90
Residential Improvements	271	\$ 69,733.58	\$ 5,122,716.64
Mobile Homes	127	\$ 21,000.00	
Total	569	\$ 575,408.61	\$ 65,658,451.54

**Jasper County Building Department
Year End Summary 2024**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	36	\$ 107,725.00	\$ 14,013,455.00
New Multi Family	0	-	-
New Commercial	3	\$ 43,543.00	\$ 3,310,000.00
Commercial Improvements	72	\$ 123,500.50	\$ 6,962,670.00
Residential Improvements	250	\$ 69,291.00	\$ 4,518,464.00
Mobile Homes	135	\$ 28,200.00	
Total	496	\$ 372,259.50	\$ 28,804,589.00

2024 Annual Report for Jasper County Planning Commission & Board of Zoning Appeals

Planning Commission

January 17, 2024:

- Election of Officers: Mr. Pinckney was appointed as Chairman, Dr. Debora Butler was appointed as Vice-Chairman, Lisa Wagner was appointed as Secretary, and Mr. Jenkins was appointed as the Planning Commission's Representative to the Cypress Ridge Business/Industrial Review Committee.
- Zoning Map Amendment - Industrial Development District, Tax Map Number 039-00-01-026. The Planning Commission recommended denial.
- Road Name Petition - Blessing Street. The Planning Commission approved the road name.
- Road Name Petition – Ruben Drive. The Planning Commission tabled the item.

February 13, 2024:

- Road Name Petition – Ruben Drive. The Planning Commission approved the road name.
- 2023 Annual Reports. No action required.

April 9, 2024:

- Amendment to Planned Development District (PDD) Standards and Master Plan - CSP Development. The Planning Commission recommended approval.
- Master Plan - Center Point Storage Phase II. The Planning Commission approved the Master Plan for Center Point Storage Phase II.
- Major Subdivision Approval - Argent Landing, Phase I. The Planning Commission approved Phase I of Argent Landing subdivision.

May 14, 2024:

- Beaufort Jasper Water Sewer Authority - Water and Sewer Capacity & Capitol Improvement Projects Presentation. No action required.
- Road Name Petition - Lacy Love Court. The Planning Commission approved the road name.

June 4, 2024 Workshop:

- Comprehensive Plan Review - Discuss and review potential updates to the Jasper County Land Development Regulations and Zoning Ordinance consistent with the Comprehensive Plan. No action required.

June 18, 2024:

- Zoning Map Amendment - Solar Farm Floating Zone, Tax Map Numbers 050-0-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033. The Planning Commission tabled the item.

June 25, 2024 Workshop:

- Zoning Text Amendment - Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, Article 6, Use Regulations, Article 7, Primary Districts, Article 8, Special Purpose Districts, and Article 11, Conditional Use Review and Regulations; and Zoning

Map Amendments within the Euhaw Broad River Planning Area. The Planning Commission recommended approval.

July 16, 2024:

- Zoning Map Amendment - Solar Farm Floating Zone, Tax Map Numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033. The Planning Commission recommended approval.

August 13, 2024:

- Zoning Map Amendment – Community Commercial, Tax Map Numbers 038-00-06-017 and 038-00-06-202. The Planning Commission recommended approval.
- Master Plan Amendment – Center Point Storage Phase II. The Planning Commission approved the amendment to the Master Plan for Center Point Storage Phase II.
- Major Subdivision Approval – Bailey Park. The Planning Commission granted preliminary approval of Bailey Park subdivision.

August 28, 2024 Workshop:

- Zoning Text Amendment - Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, Article 6, Use Regulations, Article 7, Primary Districts, Article 8, Special Purpose Districts, Article 11, Conditional Use Review and Regulations; Article 15, Sign Standards; Article 22, Rural Small Lot Subdivision Standards; and Zoning Map Amendments within the Euhaw Broad River Planning Area. The Planning Commission recommended approval.

September 10, 2024:

- Expansion of Legal Non-Conforming Use – 436 Chancellor Road. The Planning Commission tabled the item.
- Zoning Map Amendment – Residential, Tax Map Number 029-00-02-100. The Planning Commission recommended approval.
- Road Name Petition – Ibrahim Road. The Planning Commission approved the road name.

October 8, 2024:

- Expansion of Legal Non-Conforming Use – 436 Chancellor Road – Arbor Nature. The Planning Commission granted conditional approval.
- Expansion of Legal Non-Conforming Use – 98 Purrysburg Road – Lowcountry Guns and Range. The Planning Commission granted conditional approval.
- Zoning Map Amendment and Concept Plan Approval – Planned Development District – Jasper Telfair, Tax Map Numbers 037-00-02-014, 037-00-02-017, 037-00-02-018. The Planning Commission recommended approval.
- Road Name Petition – Bunny Road. The Planning Commission approved the road name.
- Proposed Zoning Map Amendment and Concept Plan Approval – Planned Development District – Daly Organics, Tax Map Number 038-00-08-044. No action required.

November 12, 2024:

- Proposed Zoning Map Amendment and Concept Plan Approval – Planned Development District – Daly Organics, Tax Map Number 038-00-08-044. The Planning Commission recommended conditional approval.

- Zoning Map Amendment, Residential – Tax Map Number 045-00-01-049. The Planning Commission recommended approval.
- Jasper County Land Development Regulations, Text Amendment – Article 2.1.1, Exempt Subdivision. The Planning Commission recommended approval.
- Road Name Petition – Proctor Street. The Planning Commission approved the road name.
- Road Name Petition – Tropical Way. The Planning Commission approved the road name.
- Road Name Petition – Hazy Lane. The Planning Commission approved the road name.

Current Planning Commission Members

Mr. Alex Pinckney, Chairman
Dr. Debora Butler, Vice-Chairman
Dr. Earl Bostick
Mr. Thomas Jenkins
Ms. Sharon Ferguson
Mr. Lee Gramling

1 – vacancy (Mr. Brent Robinson resigned on February 11, 2025)

Continuing Education:

The following Members received continuing education credits in 2024:

Mr. Alex Pinckney, Chairman
Dr. Debora Butler
Mr. Thomas Jenkins
Dr. Earl Bostick

Board of Zoning Appeals

March 28, 2024:

- Election of Officers: Mr. Jeff Richardson was appointed as Chairman, Ms. Carmen Pinckney was appointed as Vice-Chairman, and Ms. Tara Hayes was appointed as Secretary.
- Variance Request: Argent Construction & Development LLC – Article 7.3 - Table 1, Minimum Lot Size Requirements and Setback Requirements. The Board of Zoning Appeals granted approval to reduce lot size requirements for certain lots and to reduce setback requirements for certain lots.

Current Members of the Board of Zoning Appeals

Mr. Jeff Richardson, Chairman
Ms. Carmen Malphrus, Vice-Chair
Ms. Barbara Bartoldus
Ms. Frances Chalmers
Mr. Brian Polston

There are no vacancies

Continuing Education:

Mr. Jeff Richardson
Ms. Frances Chalmers