

# AGENDA

## ITEM # 12



# Jasper County Planning and Building Services

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## Jasper County Council Staff Report

<b>Meeting Date:</b>	February 18, 2025
<b>Project:</b>	Zoning Map Amendment and Concept Plan - Planned Development District – Daly Organics PDD
<b>Applicant:</b>	Bellinger Hill Properties, LLC Madison and James Daly
<b>Tax Map Number:</b>	038-00-08-044
<b>Submitted For:</b>	3 <sup>rd</sup> Reading
<b>Recommendation:</b>	Planning Commission recommends approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility.

**Description:** The Applicant is requesting approval of a Planned Development District (PDD) zoning designation for a commercial project, and if approved, will be known as Daly Organics PDD. Included with the Zoning Map Amendment application is a Concept Plan and PDD Standards. The project site consists of a 223.7 acre parcel located along Bellinger Hill Road. The property is currently zoned Rural Preservation and is developed as an existing farm, that includes organic composting and mulching operation. The applicant would like to add a bagging facility, which according to the Zoning Ordinance, requires an Industrial zoning designation or a PDD that will allow this type of land use.

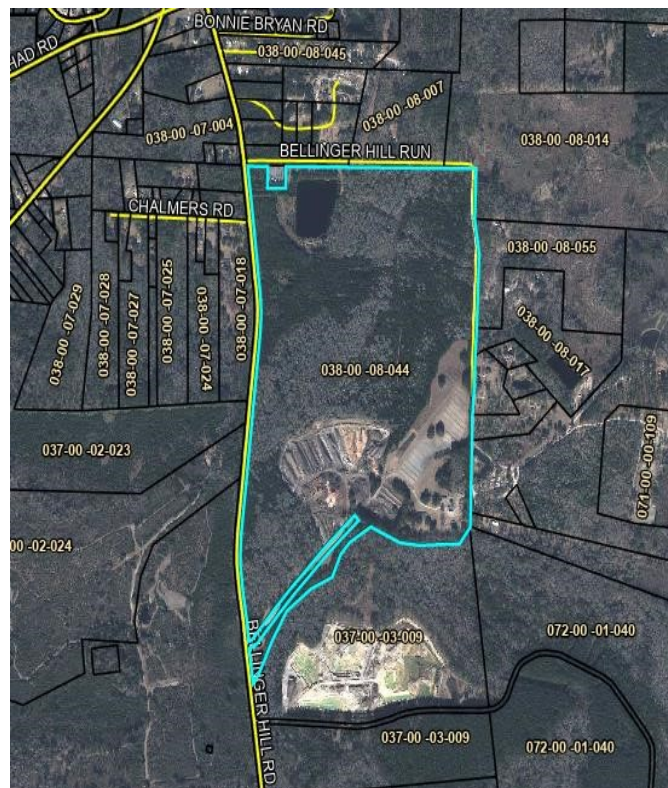
**Analysis:** In accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition.” The rural transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.
- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

**Table 1. Adjacent Land Uses and Zoning Designations**

Adjacent Property	Existing Uses	Zoning
North	Residential	Residential
South	Mining Operation	Resource Extraction
West	Residential and Vacant	Residential and PDD
East	Residential, Small Campground and Mining Operation	Residential, Rural Preservation and Resource Extraction

**Figure 1.**



- **Traffic and Access:** The subject property is accessed by Bellinger Hill Road and Bellinger Hill Run. Bellinger Hill Road is a 2-lane state maintained road, classified as a limited local road. Bellinger Hill Run is a private dirt road.

The Daly Organics Concept Plan (**Appendix H**) illustrates the proposed land use, the general layout, and access point. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

The proposed PDD will establish the following:

- **Access Points** – the main access point exists and is located on Bellinger Hill Road.
- **Allowed Land Uses** – rural preservation, general commercial and industrial.
- **Density** – 166 acres is designated to remain Rural Preservation, 36 acres is designated as General Commercial, and 21 acres is designated as Industrial.
- **Open Space** – a minimum of 10% open space based on overall commercial highlands will be provided.
- **Stormwater Management** – best management practices will be used in the development to ensure runoff leaving the site meets SC Department of Environmental Services Office of Ocean and Coastal Resource Management and Jasper County standards for water quality.
- **Setbacks and Buffers** – The concept map shows the commercial areas are setback 400' + from Bellinger Hill Road.
- **Landscaping Standards** – A landscape road-side buffer will be provided along Bellinger Hill as required by the Jasper County Zoning Ordinance.

At the January 6, 2025 County Council Meeting, a public hearing was held and a community meeting was held on January 28, 2025 at the Bellinger Hill Fire Department. The PDD Standards have been revised to prohibit additional uses, such as, public utility facilities, call centers, research and laboratories, regional malls, outlet centers, supermarkets, convenience stores, department stores, entertainment centers, medical and health facilities and a note was added to state the allowed uses are limited to the existing farm, including the composting and mulching operation, the proposed bagging facility, and other uses in support of the Daly Organic operations (see pages 13 and 14 of the PDD document).

The Daly Organics PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Hussey Gay Bell, engineering firm determined that the current use produces 40 trips a day, which is made up of 30 trucks/day (customers) and 10 cars/day (employees). The future conditions is predicted to produce 40 trucks/day (customers) and 20 cars/day (employees). The Daly Organic property is currently served by well and septic tank. Electric is provided by Palmetto Electric. Telecommunication and fiber are not currently available to serve the subject property.

**Planning Commission Recommendation:** A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. **The Planning Commission recommends approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow**

**commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility.**

**Attachments:**

1. Application
2. Ordinance
3. PDD Document and Concept Plan

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #O-2025-02**

**AN ORDINANCE OF  
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

**WHEREAS**, The Planned Development District Zoning standards were adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

**WHEREAS**, Jasper County has received a request from the owner of a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, to zone such in accordance with submitted Planned Development District Standards prepared for Daly Organics and accompanying Planned Development District Standards and Conceptual Master Plan; and

**WHEREAS**, the above mentioned property was duly posed, with public meetings properly noticed and held by the Jasper County Planning Commission on November 12, 2024, which recommended approval and adoption by the Jasper County Council on November 12, 2024; and

**WHEREAS**, Jasper County Council finds the Planned Development District Standards and the Concept Map (Appendix H) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

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

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Appendix H), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, and known as Daly Organics PDD.
2. This ordinance shall take effect upon approval by Council.

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**John A. Kemp**  
**Chairman**

**ATTEST:**

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**Wanda Giles**  
**Clerk to Council**

**ORDINANCE: # O-2025-02**

**First Reading:** December 2, 2024

**Public Hearing:** January 6, 2025

**Second Reading:** February 18, 2025

**Adopted:** March 17, 2025

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Considered by the Jasper County Planning Commission at it's meeting on  
November 12, 2024 and recommended for approval.

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Reviewed for form and draftsmanship by the Jasper County Attorney.

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**David Tedder**

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**Date**